

Broads Local Plan December Bite Size Pieces
Report by Planning Policy Officer

Summary: This report introduces the following topics for the Publication version of the Local Plan: Land at Chedgrave Assessment, East Marine Plan Assessment and Housing and Economic Land Availability Assessment.

Recommendation: That Members' views are requested.

1 Introduction

- 1.1 This report introduces the following topics for the Publication version of the Local Plan: Land at Chedgrave Assessment, the East Marine Plan Assessment and Housing and Economic Land Availability Assessment.
- 1.2 Members' views are requested to inform the draft policy approach in the Publication version of the Local plan.
- 1.3 It is important to note that this is not necessarily the final text or approach, but is part of the development of the final text. There could be other considerations that come to light between now and the final version being presented to Planning Committee in April 2017.

2 Land at Chedgrave Assessment

- 2.1 At the Issues and Options stage of the Local Plan, a representation sought a development boundary around the land discussed in the report. This report assesses this request.

3 East Marine Plan Assessment

- 3.1 Because the East Marine Plan relates to the Broads Authority Executive Area it is prudent to assess the proposals within the Local Plan with the policies of the East Marine Plan.

4 Housing and Economic Land Availability Assessment

- 4.1 This assessment is typically completed after a call for sites and assesses potential sites to determine their suitability for allocating for an appropriate land use in the Local Plan. The Broads Authority is not proposing to undertake a call for site. The HELAA assesses the allocations which are proposed as part of the Local Plan.

5 Financial Implications

- 5.1 Generally officer time in producing these policies and any associated guidance as well as in using the policies to determining planning applications.

Background papers: None

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Date of report: 23 November 2016

Appendices: APPENDIX A - Land at Chedgrave Assessment
APPENDIX B - East Marine Plan Assessment
APPENDIX C - Housing and Economic Land Availability Assessment



Broads Local Plan
Land at 21A Church Close, Chedgrave Topic Paper
November 2016

1. Introduction

In response to the Broads Local Plan Issues and Options consultation, a request was made to make a development boundary around the garden at 21A Church Close¹.

2. History

Before the Broads Authority came into being, this property was within the Chedgrave Development Boundary (see Appendix A). Now the land is within the Broads Authority Executive Area where there is no development boundary. The rest of Church Close is within the current Chedgrave Development Boundary (see Appendix B).

A Planning Application² was submitted in 2015 for three dwellings in the garden of 21A Church Close. During the initial consultation with stakeholders, there were concerns raised regarding landscaping impact and highways safety. The application was consequently withdrawn.

3. Development Boundary around the garden of 21a Church Close.

There is no Broads Authority development boundary in Chedgrave. The Settlement Study³ assessed Chedgrave as having some services and facilities. The Development Boundary Topic Paper⁴ concluded for Chedgrave that *'In the Site Allocations and Development Policies Local Plan, South Norfolk allocate a site in Loddon for around 200 dwellings and both Chedgrave and Loddon have development boundaries so the settlement as a whole is accommodating some growth in a more appropriate location that the Broads part of the settlement'*.

It is not usual practice to draw a development boundary around an individual site. Development boundaries tend to be drawn around an area.

If a development boundary was drawn around 21a Church Close, it is usual practice to not have a property's entire garden in development boundaries. Local Planning Authorities do this as garden land is excluded from the definition of Previously Developed Land and avoid areas where development would not be in keeping with the form and character of the settlement and to avoid back land development. This approach can be seen on the South Norfolk Policy Map relating to Chedgrave where the gardens of the properties to the west of Church Close are not within the Development Boundary (see Appendix B). So if 21A Church Close was part of South Norfolk Local Planning Authority Area, it is likely that the garden would still not be in the Development Boundary.

¹ Mr Tubby, page 71 of http://www.broads-authority.gov.uk/_data/assets/pdf_file/0005/760829/Local-Plan-Email-Representations-sorted-by-section-April-2016-all-together-final.pdf

² Reference number BA/2015/0123/FU <http://planning.broads-authority.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NN5JVZTB01N00>

³ http://www.broads-authority.gov.uk/_data/assets/pdf_file/0006/764475/Broads-Authority-Settlement-Study-no-hierarchy-in.pdf

⁴ <http://www.broads-authority.gov.uk/planning/planning-policies/development/future-local-plan>

It is important to note that this approach is one which the Authority takes when drawing development boundaries. Using the Oulton Broad Development Boundary as an example (Appendix C), gardens have been removed.

A development boundary around the garden of 21A Church Close is not recommended.

4. Allocating land for development

Another approach that could be used in such circumstances is to allocate a site for development or change. The Authority would then list criteria that proposals for development on the site will be required to address.

It is important to note that a planning application was submitted and then withdrawn relating to three dwellings at 21 A Church Close. As part of the consultation, there were landscape concerns as well as highways concerns. Design advice was not given as the application was withdrawn but that there could be some design concerns relating to development in this area.

The highways authority (Norfolk County Council) and landscape officer have since been contacted for their thoughts in relation to allocating land for one dwelling at 21 A Church Close.

The Highways Authority stated that the access is a cause of concern. The Landscape Officer considers the site is an important buffer between the Broads and the built up area and the mature trees in the area could be affected by development. There is also concern of urbanising this area, especially with the vehicular access to where the house is proposed. These concerns are along the same lines as was submitted to the withdrawn application.

With such advice, it is not easy to allocate land in this location. Whilst these issues are potentially surmountable, there is much uncertainty surrounding these issues which are likely to affect the deliverability of a policy which allocated land in this location.

An allocation for one dwelling in the garden of 21A Church Close is not recommended.

5. Housing Need

Furthermore, all Local Planning Authorities need to work out their Objectively Assessed Housing Need. The Central Norfolk Strategic Housing Market Assessment identifies a need for the Broads Authority. On assessing the current allocations, sites with planning permission as well as sites delivered since 2012, it is apparent that within the Central Norfolk Housing Market Area (which South Norfolk and therefore Chedgrave is in), the Authority has exceeded this need by 44% (see table at Appendix D). The Authority therefore does not have a residual number of dwellings that it needs to find sites to deliver. The Authority therefore has no need to allocate sites that may not be acceptable because of the impacts they could result in.

The Authority does not need to allocate land for any more dwellings in the Local Plan (above that which are already allocated).

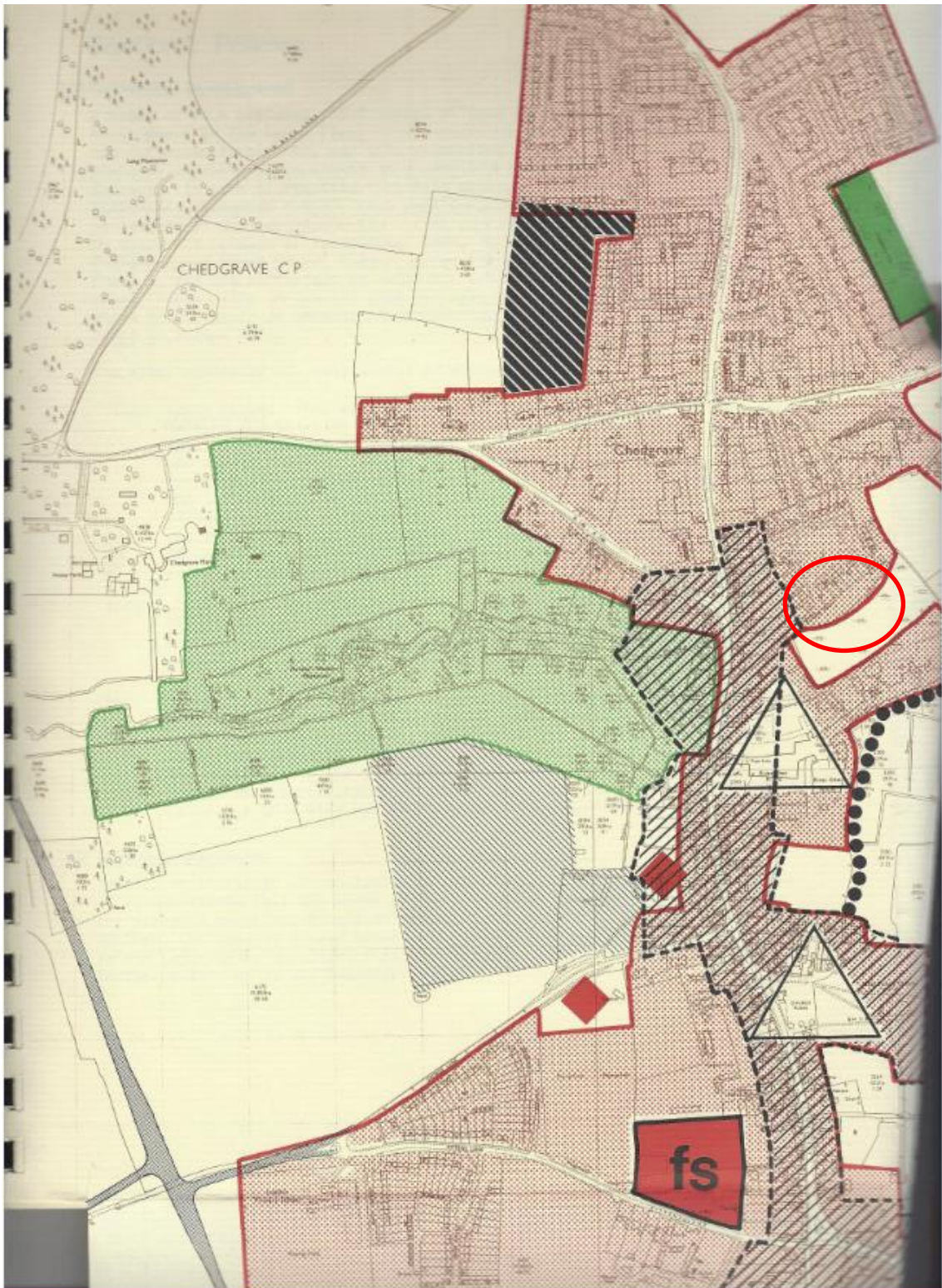
6. Conclusion

A Development Boundary or allocation is not recommended for 21A Church Close for the reasons set out within this Topic Paper.

It is intended to write to the owner of 21A Church Close to set out the reasons for non-allocation. They are also on the Local Plan contact database and will receive notice of the consultation on the Preferred Options.

The owner of 21A Church Close may wish to take on board the advice offered from the Highways Authority and Landscape Officer to propose an alternative more suitable scheme in another part of the general area. They may also wish to take advantage of the Authority's free pre-application advice. That is to say that they are entitled to and may wish to try again through the planning application route, with a different scheme. Of course, permission cannot be guaranteed. The land is outside of a development boundary and any proposals would need to fully justify why it should still be permitted even though it is outside of the development boundary.

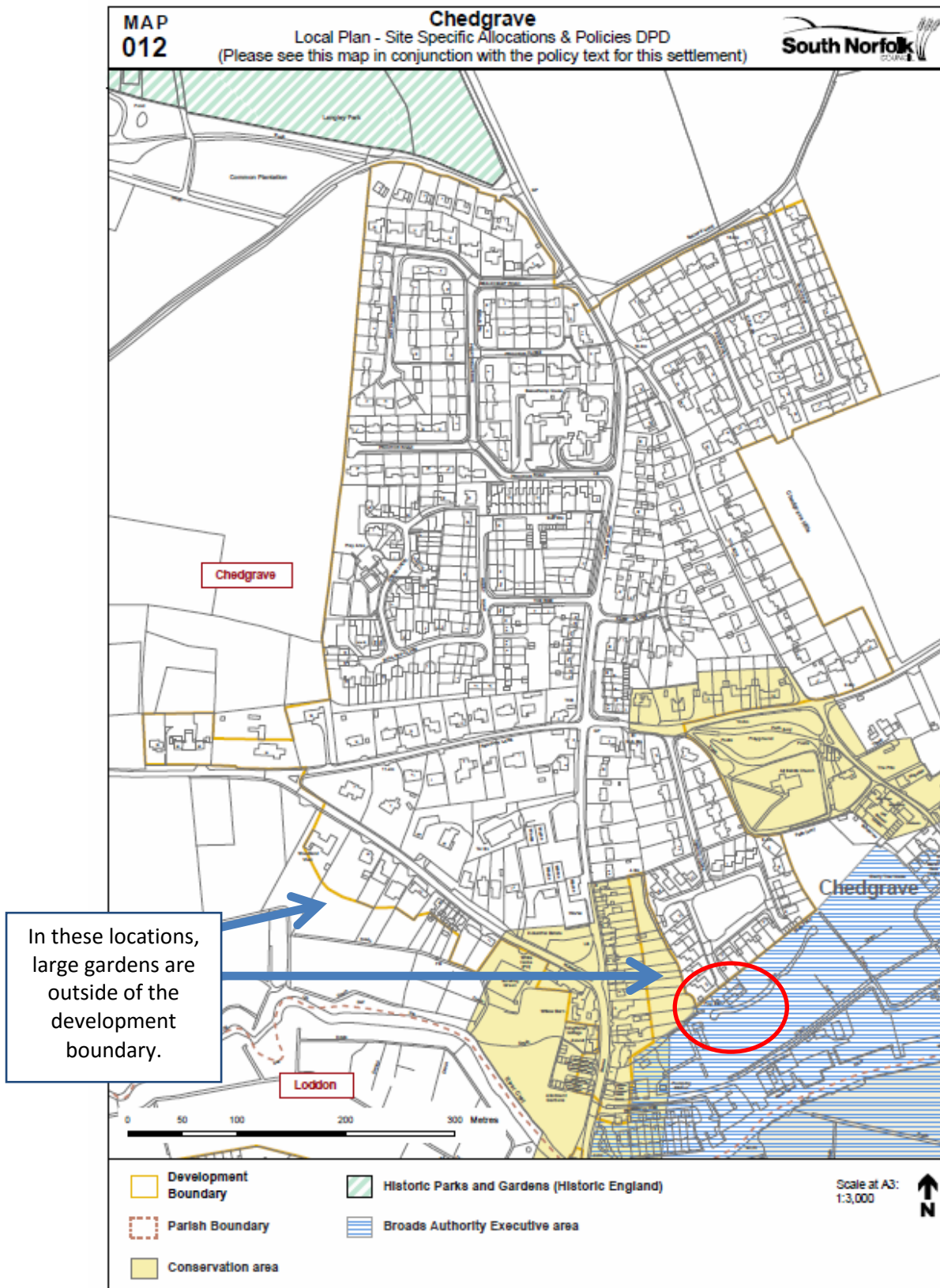
Appendix A: 1978 Local Plan – Loddon and Chedgrave
Showing 21A Church Close with the development boundary.
21A Church Close is circled in red.



Appendix B: Current adopted Policies Map for Chedgrave

21A Church Close is circled in red.

Shows areas where large gardens are outside of development boundaries.

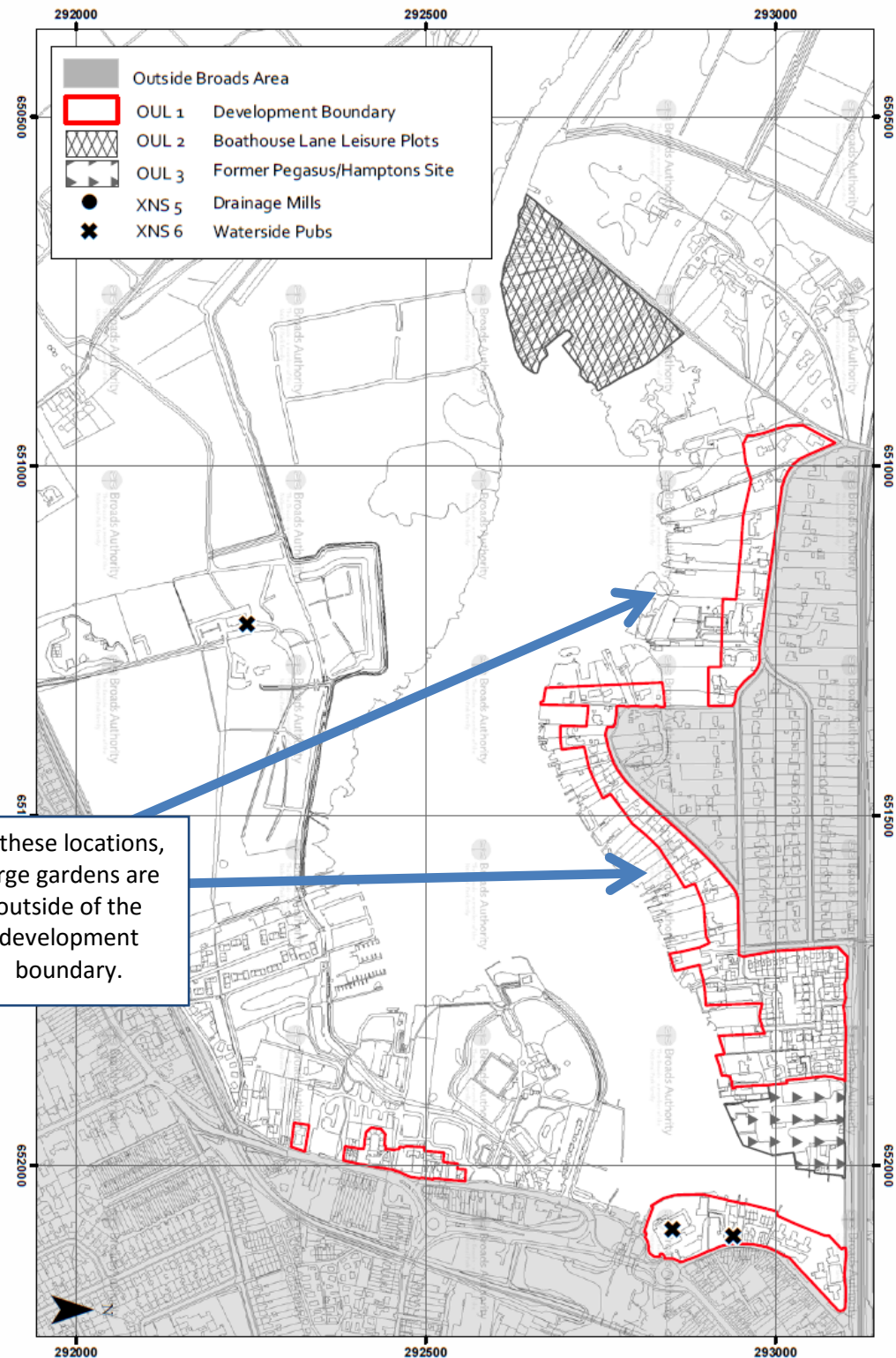


Appendix C; Oulton Broad Policies Map

Policy Map Adopted July 2014

Inset Map 11. Oulton Broad

Scale 1:7500



In these locations, large gardens are outside of the development boundary.

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Appendix D: Completions, permissions and allocations versus Objectively Assessed Housing Need.

	Net completions since April 2012 (as at June 2016)					OAN in HMA*	OAN less completions in HMA	Outstanding allocations not yet completed~	Yet to find... (residual)#	Affordable housing delivered
	Market	Affordable	Second Home	Holiday Home	Total					
Broadland	0	0	0	0	0	200	31	-	89	13 plus claw back at Ditchingham plus any provided on the Utilities Site.
North Norfolk	21	0	0	0	21			-		
Norwich	27	13	0	0	40			Utilities site - assume 120		
South Norfolk	108	0	0	0	108			-		
Great Yarmouth	8	0	0	0	8	69	61	Hedera House, Thurne - assume 16 Somerton allocation - 1	-44	None provided.
Waveney	1	0	0	0	1	51	50	Pegasus - assume 76	26	Claw back at Pegasus.
	165	13	0	0	178	320	142		71	

* - as calculated in Central Norfolk SHMA

~ - as allocated in the Broads Authority Sites Specifics Local Plan 2014

- green means over provision and red means residual need

So in the Waveney Housing Market area, that is an over-provision of 51% and in the Central Norfolk Housing Market Area, that is an over-provision of 44.5%.



**East Inshore and East Offshore Marine Plans assessment against the Broads Local Plan proposals.
November 2016**

The following table assess the vision, objectives and policies of the East Inshore and Offshore Marine Plans and how they compare with the proposals within the Local Plan.

The East Inshore and Offshore Marine Plan can be found here:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/312496/east-plan.pdf

In general, the Broads Local Plan is in conformity with the Marine Plans for the area.

East Inshore and East Offshore Marine Plans	Broads Local Plan
<p>By 2034, sustainable, effective and efficient use of the East Inshore and East Offshore Marine Plan Areas has been achieved, leading to economic development while protecting and enhancing the marine and coastal environment, offering local communities new jobs, improved health and well-being. As a result of an integrated approach that respects other sectors and interests, the East marine plan areas are providing a significant contribution, particularly through offshore wind energy projects, to the energy generated in the United Kingdom and to targets on climate change</p>	<p>The vision seeks to balance the needs of the economy, society and environment which is generally reflected in the Broads Plan vision.</p>
<p>Objective 1 To promote the sustainable development of economically productive activities, taking account of spatial requirements of other activities of importance to the East marine plan areas.</p>	<p>The Local Plan generally supports a prosperous economy and supports promoting skills (including traditional skills) as well.</p>
<p>Policy EC1 Proposals that provide economic productivity benefits which are additional to Gross Value Added currently generated by existing activities should be supported.</p>	
<p>Objective 2 To support activities that create employment at all skill levels, taking account of the spatial and other requirements of activities in the East marine plan areas.</p>	
<p>Policy EC2 Proposals that provide additional employment benefits should be supported, particularly where these benefits have the potential to meet employment needs in localities close to the marine plan areas.</p>	

East Inshore and East Offshore Marine Plans	Broads Local Plan
Objective 3 To realise sustainably the potential of renewable energy, particularly offshore wind farms, which is likely to be the most significant transformational economic activity over the next 20 years in the East marine plan areas, helping to achieve the United Kingdom’s energy security and carbon reduction objectives.	There is a renewable energy section of the Local Plan. The policy relating to utilities infrastructure is of relevance as well. The issue of cabling as discussed later in the document would be of relevance in relation to landscape character.
Policy EC3 Proposals that will help the East marine plan areas to contribute to offshore wind energy generation should be supported.	Refers to off shore so not relevant to the Local Plan. The issue of cabling as discussed later in the document would be of relevance in relation to landscape character.
Objective 4 To reduce deprivation and support vibrant, sustainable communities through improving health and social well-being	There is a Local Plan policy relating to health and wellbeing.
Policy SOC1 Proposals ⁶⁸ that provide health and social well-being benefits including through maintaining, or enhancing, access to the coast and marine area should be supported.	The Coast policy enables access to the coastal areas of the Broads. There is a Local Plan policy relating to health and wellbeing.
Objective 5 To conserve heritage assets, nationally protected landscapes and ensure that decisions consider the seascape of the local area.	The Broads Local Plan has a strong stance on landscape character and heritage assets.
Policy SOC2 Proposals that may affect heritage assets should demonstrate, in order of preference: a) that they will not compromise or harm elements which contribute to the significance of the heritage asset b) how, if there is compromise or harm to a heritage asset, this will be minimised c) how, where compromise or harm to a heritage asset cannot be minimised it will be mitigated against or d) the public benefits for proceeding with the proposal if it is not possible to minimise or mitigate compromise or harm to the heritage asset	
Policy SOC3 Proposals that may affect the terrestrial and marine character of an area should demonstrate, in order of preference: a) that they will not adversely impact the terrestrial and marine character of an area b) how, if there are adverse impacts on the terrestrial and marine character of an area, they will minimise them c) how, where these adverse impacts on the terrestrial and marine character of an area cannot be minimised they will be mitigated against d) the case for proceeding with the proposal if it is not possible to minimise or mitigate the adverse impacts	
Objective 6 To have a healthy, resilient and adaptable marine ecosystem in the East marine plan areas.	The Local Plan holds a strong stance on biodiversity.
Policy ECO1 Cumulative impacts affecting the	

East Inshore and East Offshore Marine Plans	Broads Local Plan
ecosystem of the East marine plans and adjacent areas (marine, terrestrial) should be addressed in decision-making and plan implementation.	
Policy ECO2 The risk of release of hazardous substances as a secondary effect due to any increased collision risk should be taken account of in proposals that require an authorisation.	Could refer to areas with the Broads. No specific Local Plan policy on this, but protocols in place at the Broads Authority for such eventualities.
Objective 7 To protect, conserve and, where appropriate, recover biodiversity that is in or dependent upon the East marine plan areas.	The Local Plan holds a strong stance on biodiversity.
Policy BIO1 Appropriate weight should be attached to biodiversity, reflecting the need to protect biodiversity as a whole, taking account of the best available evidence including on habitats and species that are protected or of conservation concern in the East marine plans and adjacent areas (marine, terrestrial).	
Policy BIO2 Where appropriate, proposals for development should incorporate features that enhance biodiversity and geological interests.	Similar approach in the Local Plan. The Broads Authority has a Biodiversity Enhancements Guide,
Objective 8 To support the objectives of Marine Protected Areas (and other designated sites around the coast that overlap, or are adjacent to the East marine plan areas), individually and as part of an ecologically coherent network.	In general the Local Plan seeks to support these objectives as set out in this table.
Policy MPA1 Any impacts on the overall Marine Protected Area network must be taken account of in strategic level measures and assessments, with due regard given to any current agreed advice ¹²¹ on an ecologically coherent network.	In general the Local Plan supports this policy. No policies in the Local Plan harm the Marine Protected Area network.
Objective 9 To facilitate action on climate change adaptation and mitigation in the East marine plan areas.	The Local Plan addresses Climate Change.
Policy CC1 Proposals should take account of: • how they may be impacted upon by, and respond to, climate change over their lifetime and • how they may impact upon any climate change adaptation measures elsewhere during their lifetime Where detrimental impacts on climate change adaptation measures are identified, evidence should be provided as to how the proposal will reduce such impacts.	See Climate Change checklist and flooding policies of the Local Plan.
Policy CC2 Proposals for development should minimise emissions of greenhouse gases as far as is appropriate. Mitigation measures will also be encouraged where emissions remain following minimising steps. Consideration ¹³¹ should also be given to emissions from other activities or users affected by the proposal ¹³² .	Similar approach to the Local Plan.
Objective 10 To ensure integration with other	This table seeks to ensure the Local Plan is

East Inshore and East Offshore Marine Plans	Broads Local Plan
plans, and in the regulation and management of key activities and issues, in the East marine plans, and adjacent areas.	consistent with the Marine Plans.
Policy GOV1 Appropriate provision should be made for infrastructure on land which supports activities in the marine area and vice versa.	In general, the landscape character section is of relevance. Where infrastructure on land is needed and the specific detail could be relevant to the Local Plan and the Broads as a whole. That being said, the Marine Plan does acknowledge the special qualities of the Broads.
Policy GOV2 Opportunities for co-existence should be maximised wherever possible.	The Local Plan as a whole and indeed the Broads seeks to balance the co-existence of navigation with landscape with biodiversity with the economy and the community.
Policy GOV3 Proposals should demonstrate in order of preference: a) that they will avoid displacement of other existing or authorised (but yet to be implemented) activities ¹⁵³ b) how, if there are adverse impacts resulting in displacement by the proposal, they will minimise them c) how, if the adverse impacts resulting in displacement by the proposal, cannot be minimised, they will be mitigated against or d) the case for proceeding with the proposal if it is not possible to minimise or mitigate the adverse impacts of displacement	
Policy DEF1 Proposals in or affecting Ministry of Defence Danger and Exercise Areas should not be authorised without agreement from the Ministry of Defence.	Not aware of such areas in the Broads. Not relevant to the Local Plan.
Policy OG1 Proposals within areas with existing oil and gas production should not be authorised except where compatibility with oil and gas production and infrastructure can be satisfactorily demonstrated.	Relates to off shore so not relevant to Local Plan. The issue of pipelines would be of relevance in relation to landscape character.
Policy OG2 Proposals for new oil and gas activity should be supported over proposals for other development.	
Policy WIND1 Developments requiring authorisation, that are in or could affect sites held under a lease or an agreement for lease that has been granted by The Crown Estate for development of an Offshore Wind Farm, should not be authorised unless a) they can clearly demonstrate that they will not compromise the construction, operation, maintenance, or decommissioning of the Offshore Wind Farm b) the lease/agreement for lease has been surrendered back to The Crown Estate and not been re-tendered c) the lease/agreement for lease has been terminated by the Secretary of State d) in other exceptional circumstances	Relates to off shore so not relevant to Local Plan. The issue of cabling as discussed later in the document would be of relevance in relation to landscape character.
Policy WIND2 Proposals for Offshore Wind Farms	

East Inshore and East Offshore Marine Plans	Broads Local Plan
inside Round 3 zones, including relevant supporting projects and infrastructure, should be supported.	
Policy TIDE1 In defined areas of identified tidal stream resource (see figure 16), proposals should demonstrate, in order of preference: a) that they will not compromise potential future development of a tidal stream project b) how, if there are any adverse impacts on potential tidal stream deployment, they will minimise them c) how, if the adverse impacts cannot be minimised, they will be mitigated d) the case for proceeding with the proposal if it is not possible to minimise or mitigate the adverse impacts	Figure 16 seems to show an area off the coast, but the scale of the map does not allow understanding of the distance. Unlikely that any proposals in the Local Plan would affect this policy. The issue of cabling as discussed later in the document would be of relevance in relation to landscape character.
Policy CCS1 Within defined areas of potential carbon dioxide storage,191 (mapped in figure 17) proposals should demonstrate in order of preference: a) that they will not prevent carbon dioxide storage b) how, if there are adverse impacts on carbon dioxide storage, they will minimise them c) how, if the adverse impacts cannot be minimised, they will be mitigated d) the case for proceeding with the proposal if it is not possible to minimise or mitigate the adverse impacts	Policy seems to refer to sites off shore, so not relevant to the Local Plan. That being said, the Local Plan does have policies relating to Climate Change and carbon emissions.
Policy CCS2 Carbon Capture and Storage proposals should demonstrate that consideration has been given to the re-use of existing oil and gas infrastructure rather than the installation of new infrastructure (either in depleted fields or in active fields via enhanced hydrocarbon recovery).	
Policy PS1 Proposals that require static sea surface infrastructure or that significantly reduce under-keel clearance should not be authorised in International Maritime Organization designated routes.	No aware of any such proposals in the Broads Authority Executive Area.
Policy PS2 Proposals that require static sea surface infrastructure that encroaches upon important navigation routes (see figure 18) should not be authorised unless there are exceptional circumstances. Proposals should: a) be compatible with the need to maintain space for safe navigation, avoiding adverse economic impact201 b) anticipate and provide for future safe navigational requirements where evidence and/or stakeholder input allows and c) account for impacts upon navigation in-combination with other existing and proposed activities202	
Policy PS3 Proposals should demonstrate, in	Unlikely that any sites allocated in the Broads

East Inshore and East Offshore Marine Plans	Broads Local Plan
order of preference: a) that they will not interfere with current activity and future opportunity for expansion of ports and harbours ²⁰⁹ b) how, if the proposal may interfere with current activity and future opportunities for expansion, they will minimise this c) how, if the interference cannot be minimised, it will be mitigated d) the case for proceeding if it is not possible to minimise or mitigate the interference	Local Plan will impact on ports and harbours. Policies in the Local Plan do relate to navigation.
Policy DD1 Proposals within or adjacent to licensed dredging and disposal areas should demonstrate, in order of preference a) that they will not adversely impact dredging and disposal activities b) how, if there are adverse impacts on dredging and disposal, they will minimise these c) how, if the adverse impacts cannot be minimised they will be mitigated d) the case for proceeding with the proposal if it is not possible to minimise or mitigate the adverse impacts	No such sites allocated in the Broads Local Plan. There are policies relating to dredging and excavated material however, but this policy refers to disposal areas specifically.
Policy AGG1 Proposals in areas where a licence for extraction of aggregates has been granted or formally applied for should not be authorised unless there are exceptional circumstances.	
Policy AGG2 Proposals within an area subject to an Exploration and Option Agreement with The Crown Estate ²²⁶ should not be supported unless it is demonstrated that the other development or activity is compatible with aggregate extraction or there are exceptional circumstances.	Policy likely refers to such resources out at sea. The Local Plan does cross refer to Norfolk and Suffolk Minerals and Waste policy documents and seeks to prevent sterilisation of known resources.
Policy AGG3 Within defined areas of high potential aggregate resource, proposals should demonstrate in order of preference: a) that they will not, prevent aggregate extraction b) how, if there are adverse impacts on aggregate extraction, they will minimise these c) how, if the adverse impacts cannot be minimised, they will be mitigated d) the case for proceeding with the application if it is not possible to minimise or mitigate the adverse impacts	
Policy CAB1 Preference should be given to proposals for cable installation where the method of installation is burial. Where burial is not achievable, decisions should take account of protection measures for the cable that may be proposed by the applicant.	Whilst not specifically addresses in the Local Plan, the thrust of the landscape policies meet the intents of this policy.
Policy FISH1 Within areas of fishing activity, proposals should demonstrate in order of preference: a) that they will not prevent fishing	Policy likely refers to large scale fishing. In the Broads, angling is a popular recreation activity. Policies in the Local Plan in general relate to

East Inshore and East Offshore Marine Plans	Broads Local Plan
<p>activities on, or access to, fishing grounds b) how, if there are adverse impacts on the ability to undertake fishing activities or access to fishing grounds, they will minimise them c) how, if the adverse impacts cannot be minimised, they will be mitigated d) the case for proceeding with their proposal if it is not possible to minimise or mitigate the adverse impacts</p>	<p>angling in a positive way.</p>
<p>Policy FISH2 Proposals should demonstrate, in order of preference: a) that they will not have an adverse impact upon spawning and nursery areas and any associated habitat b) how, if there are adverse impacts upon the spawning and nursery areas and any associated habitat, they will minimise them c) how, if the adverse impacts cannot be minimised they will be mitigated d) the case for proceeding with their proposals if it is not possible to minimise or mitigate the adverse impacts</p>	<p>Not aware of such sites in the Broads Authority Executive Area.</p>
<p>Policy AQ1 Within sustainable aquaculture development sites (identified through research), proposals should demonstrate in order of preference: a) that they will avoid adverse impacts on future aquaculture development by altering the sea bed or water column in ways which would cause adverse impacts to aquaculture productivity or potential b) how, if there are adverse impacts on aquaculture development, they can be minimised c) how, if the adverse impacts cannot be minimised they will be mitigated d) the case for proceeding with the proposal if it is not possible to minimise or mitigate the adverse impacts</p>	<p>Not aware of such sites in the Broads Authority Executive Area.</p>
<p>Policy TR1 Proposals for development should demonstrate that during construction and operation, in order of preference: a) they will not adversely impact tourism and recreation activities b) how, if there are adverse impacts on tourism and recreation activities, they will minimise them c) how, if the adverse impacts cannot be minimised, they will be mitigated d) the case for proceeding with the proposal if it is not possible to minimise or mitigate the adverse impacts</p>	<p>General thrust of the Local Plan seeks to protect tourism and reareation.</p>
<p>Policy TR2 Proposals that require static objects in the East marine plan areas, should demonstrate, in order of preference: a) that they will not adversely impact on recreational boating routes b) how, if there are adverse impacts on recreational boating routes, they will minimise</p>	<p>This could be of relevance to moorings. Local Plan seeks to protect navigation in various policies.</p>

East Inshore and East Offshore Marine Plans	Broads Local Plan
them c) how, if the adverse impacts cannot be minimised, they will be mitigated d) the case for proceeding with the proposal if it is not possible to minimise or mitigate the adverse impacts	
Policy TR3 Proposals that deliver tourism and/or recreation related benefits in communities adjacent to the East marine plan areas should be supported.	Local Plan seeks to support sustainable tourism.
Objective 11 To continue to develop the marine evidence base to support implementation, monitoring and review of the East marine plans.	Not relevant to the Local Plan.



Broads Authority

Housing and Economic Land Availability Assessment

November 2016

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1 Introduction

The purpose of this assessment is to provide information on the range and extent of land which could be considered for development to meet the objectively assessed needs identified for housing and economic development in Norfolk across the period 2016-2036. The Housing and Economic Land Availability Assessment (HELAA) is a key evidence document which supports the preparation of Local Plans. Its purpose is to test whether there is sufficient land to meet objectively assessed need (OAN) and identifies where this land may be located. The HELAA represents just one part of wider evidence and should not be considered in isolation of other evidence.

This HELAA methodology has been agreed by each of the commissioning Local Planning Authorities (LPAs)¹ in line with the Duty to Cooperate and in recognition of the functional housing market and economic market areas and the cross-boundary movement in the markets. **A consistent methodology** across the Norfolk area is considered beneficial and will ensure each LPA prepares its HELAA in a consistent way. This will ensure that each of the individual LPAs understand the level of growth that can be planned for and the areas of each District where the growth could be accommodated. At a more detailed level it will also help the LPAs choose the best individual sites to allocate in Local Plans to meet the growth planned.

The HELAA methodology will apply to the local planning authority areas of:

- Breckland Council;
- Broadland District Council;
- Broads Authority²;
- Great Yarmouth Borough Council;
- Borough Council of King's Lynn and West Norfolk;
- North Norfolk District Council;
- Norwich City Council; and,
- South Norfolk Council.

The Consultation for the HELAA methodology was undertaken across the seven districts and the Broads Authority between 21 March and 3rd May 2016. In total 25 responses were made with approximately 110 individual comments from developers, landowners and landowners' agents, specific consultees such as Norfolk County Council & Anglian Water and members of the public. The methodology was broadly supported with most comments seeking greater clarity and context.

The HELAA for the Broads Authority assesses sites which will be rolled forward to the Local Plan from the Sites Specifics Local Plan 2014 as well as new regeneration sites. A call for sites has not been completed as the rolled forward sites, permissions and completions since 2012 all meet (and indeed exceed) the Objectively Assessed Housing Need for the Broads³.

¹ Commissioning Local Planning Authorities (LPAs) are: Breckland District Council, Broadland District Council, Broads Authority, Great Yarmouth Borough Council, Borough Council of King's Lynn and West Norfolk, North Norfolk District Council, Norwich City Council, and South Norfolk District Council.

² The Broads Authority area includes a small part of Suffolk. Any sites submitted within that area will be assessed using this methodology which is consistent with that used by Waveney District Council.

³ See the Housing Topic Paper for more information: http://www.broads-authority.gov.uk/_data/assets/pdf_file/0011/817913/Appendix-G-Housing-topic-paper.pdf

The NPPG states some core outputs expected from a HELAA to ensure consistency, accessibility and transparency:

NPPG requirement	Place in this document
a list of all sites or broad locations considered, cross-referenced to their locations on maps	The sites are: <ul style="list-style-type: none"> • Hedera Housing Thurne • Utilities Site, Norwich • Pegasus, Oulton Broad • Marina Quays, Great Yarmouth • Brownfield Land off Station Road, Hoveton • Loaves and Fishes, Beccles • Former Queen’s Head Pub, St Olaves
an assessment of each site or broad location, in terms of its suitability for development, availability and achievability including whether the site/broad location is viable) to determine whether a site is realistically expected to be developed and when	See each assessment table
contain more detail for those sites which are considered to be realistic candidates for development, where others have been discounted for clearly evidenced and justified reasons	See each assessment table
the potential type and quantity of development that could be delivered on each site/broad location, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when	See each assessment table
an indicative trajectory of anticipated development and consideration of associated risks.	See Appendix A: Housing Trajectory
The assessment should also be made publicly available in an accessible form	This document will be placed on the Local Plan website.

2 Hedera Housing Thurne

Site address: Hedera House, Thurne		
Current planning status e.g. with permission, allocated, suggested through the Call for Sites etc.	Allocated in the Sites Specifics Local Plan 2014.	
Site Size (hectares)	0.78 hectares	
Greenfield / Brownfield	Brownfield.	
Ownership (if known) (private/public etc.)	Private	
Absolute Constraints Check		
Is the site in a ...		
SPA, SAC, SSSI or Ramsar	No	
National Nature Reserve	No	
Ancient Woodland	No	
Flood risk zone 3b	No	
Scheduled Ancient Monument	No	
Statutory Allotments	No	
Locally Designated Green Space	No	
At risk from Coastal Erosion	No	
<i>If yes to any of the above, site will be excluded from further assessment.</i>		
Development Potential (number of dwellings, hectares of employment land or town centre use floorspace): Planning Application in for 16 dwellings (mix of market and holiday)		
Density calculator	20.5 dwellings per hectare	
Suitability Assessment		
Constraint	Score (red/amber/green)	Comments
Access to site		Vehicles currently access the site. Specifics access requirements or improvements will be finalised as part of any planning application.
Accessibility to local services and facilities		See assessment in Settlement Study http://www.broads-authority.gov.uk/_data/assets/pdf_file/0006/764475/Broads-Authority-Settlement-Study-no-hierarchy-in.pdf
Utilities Capacity		Generally acceptable although detail regarding sewerage disposal required.
Utilities Infrastructure		
Contamination and ground stability		The land is holiday accommodation. No known contamination potential but could be classed as commercial land.
Flood Risk		Land in flood zone 3a and 2.
Coastal Change		
Market		Other than limited services and facilities nearby, has

Attractiveness		potential to be attractive as a place to visit and live as it is a village by the Broads
Impact	Score (red/amber/green)	Comments
Nationally and Locally Significant Landscapes		Whilst in the Broads, the development is in an already built up area so no negative impact on the landscape or townscape
Townscape		
Biodiversity and Geodiversity		Some designated sites nearby, but away from the proposal.
Historic Environment		
Open Space		
Transport and Roads		See assessment in Settlement Study. Could require use of car to access services. No public transport. http://www.broads-authority.gov.uk/_data/assets/pdf_file/0006/764475/Broads-Authority-Settlement-Study-no-hierarchy-in.pdf
Compatibility with neighbouring/adjoining uses		
Local Plan Designations (add further lines as required)		
Designation	Policy reference	Comments
Allocated for holiday and enabling market housing.	THU1	
Availability Assessment (will require liaison with landowners)		
Is the site being marketed? Add any detail as necessary (e.g. where, by whom, how much for etc.)	Planning application with the Broads Authority (November 2016).	
When might the site be available for development (tick as appropriate)	Immediately	✓
	Within 5 years	✓
	5-10 years	
	10-15 years	
	15-20 years	
	Comments:	
Estimated annual build out rate (including justification):		
Comments	All likely to be built in the same year	
Achievability (including viability)		
Comments	Despite the lack of services nearby, being a village by the Broads, the development will likely be attractive. Detailed viability information will be	

	calculated at Planning Application stage. A Viability Assessment will also accompany the Local Plan. There is no reason to consider this site not achievable.
Overcoming Constraints	
Comments	Development not able to overcome access constraints. Not aware of plans to provide services and facilities within Thurne.
Trajectory of development	
Comments	-
Barriers to Delivery	
Comments	Ensuring good design.
Conclusion (e.g. is included in the theoretical capacity)	
Whilst rates poorly on access grounds, site was recommended for inclusion by Planning Inspector of the 2014 Sites Specific Local Plan.	

Go here for map bundle:

http://www.broads-authority.gov.uk/data/assets/pdf_file/0007/428119/16.-Thurne.pdf

3 Utilities Site, Norwich

Site address: Utilities Site, Norwich		
Current planning status e.g. with permission, allocated, suggested through the Call for Sites etc.	Allocated in the Sites Specifics Local Plan 2014.	
Site Size (hectares)	4.64 Hectares	
Greenfield / Brownfield	Brownfield.	
Ownership (if known) (private/public etc.)	Private	
Absolute Constraints Check		
Is the site in a ...		
SPA, SAC, SSSI or Ramsar	No	
National Nature Reserve	No	
Ancient Woodland	No	
Flood risk zone 3b	No	
Scheduled Ancient Monument	No	
Statutory Allotments	No	
Locally Designated Green Space	No	
At risk from Coastal Erosion	No	
<i>If yes to any of the above, site will be excluded from further assessment.</i>		
Development Potential (number of dwellings, hectares of employment land or town centre use floorspace): Mixed use scheme. Potentially 120 dwellings.		
Density calculator	25.9 dwellings per hectare	
Suitability Assessment		
Constraint	Score (red/amber/green)	Comments
Access to site	Amber	Likely to require a bridge over the river.
Accessibility to local services and facilities	Green	Being central to Norwich, there are many services and facilities.
Utilities Capacity	Green	Not aware of any constraints.
Utilities Infrastructure	Amber	Two large pylons. Gas pipe.
Contamination and ground stability	Amber	There have been past commercial and industrial activities. Nothing to suggest this cannot be satisfactorily addressed however.
Flood Risk	Amber	Flood zone 2
Coastal Change	Green	
Market Attractiveness	Green	Located by a river with access to many services and facilities, it is likely to be attractive.
Impact	Score (red/amber/green)	Comments
Nationally and Locally Significant Landscapes	Green	Whilst in the Broads, this is an urban area of the Broads and is brownfield land. Appropriate

Townscape		change in this area could enhance the Broads.
Biodiversity and Geodiversity		Semi natural habitat on edge of Norwich. Near to County Wildlife Site. Is brownfield land which has been unused for some time so potential for open mosaic habitat.
Historic Environment		Likely to be of archaeological interest.
Open Space		
Transport and Roads		Access is an important consideration. New dwellings and the traffic generated is also important to consider. But this is part of a wider scheme (if land located in neighbouring local planning authorities considered).
Compatibility with neighbouring/adjoining uses		
Local Plan Designations (add further lines as required)		
Designation	Policy reference	Comments
Allocated in Sites Specifics Local Plan 2014.	NOR1	
Availability Assessment (will require liaison with landowners)		
Is the site being marketed? Add any detail as necessary (e.g. where, by whom, how much for etc.)	There is a planning application in for determination (November 2016)	
When might the site be available for development (tick as appropriate)	Immediately	✓
	Within 5 years	✓
	5-10 years	✓
	10-15 years	✓
	15-20 years	
	Comments:	
Estimated annual build out rate (including justification):	Unknown.	
Comments	Site is part of a wider scheme with other land uses. Being a brownfield land with interesting history, archaeology and contamination, addressing these issues could add to the time line.	
Achievability (including viability)		
Comments	There are constraints that need to be overcome (access, contamination) but if they are overcome, the development is likely to be attractive. Development here does seem achievable.	
Overcoming Constraints		
Comments	Design, access and traffic will be the key constraints. Whilst some could be challenging, nothing to say they will be impossible to overcome. Archaeology and contamination also important.	
Trajectory of development		
Comments	-	

Barriers to Delivery	
Comments	Design, access, archaeology, contamination and traffic.
Conclusion (e.g. is included in the theoretical capacity)	
<p>Note that there is sand and gravel present.</p> <p>Generally achievable. Mixed use scheme but planning application suggests 120 dwellings. Does contribute to achieving OAN. Continue to allocate in Local Plan.</p>	

Go here for map bundle:

http://www.broads-authority.gov.uk/_data/assets/pdf_file/0007/428092/9.-Thorpe.pdf

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4 Pegasus, Oulton Broad

Site address: Pegasus, Oulton Broad		
Current planning status e.g. with permission, allocated, suggested through the Call for Sites etc.	Allocated in the Sites Specifics Local Plan 2014.	
Site Size (hectares)	1.46	
Greenfield / Brownfield	Brownfield.	
Ownership (if known) (private/public etc.)	Private	
Absolute Constraints Check		
Is the site in a ...		
SPA, SAC, SSSI or Ramsar	No	
National Nature Reserve	No	
Ancient Woodland	No	
Flood risk zone 3b	No	
Scheduled Ancient Monument	No	
Statutory Allotments	No	
Locally Designated Green Space	No	
At risk from Coastal Erosion	No	
<i>If yes to any of the above, site will be excluded from further assessment.</i>		
Development Potential (number of dwellings, hectares of employment land or town centre use floorspace): Planning Permission for 76 dwellings and some employment land.		
Density calculator	52 dwellings per hectare	
Suitability Assessment		
Constraint	Score (red/amber/green)	Comments
Access to site	Green	Potential concern re road and roundabout, but development deemed acceptable.
Accessibility to local services and facilities	Green	Settlement study concludes that there are many and varied services and facilities.
Utilities Capacity	Green	
Utilities Infrastructure	Green	Substation box in corner of site.
Contamination and ground stability	Amber	Previous use was boatyard and engineering works.
Flood Risk	Amber	Part 2 and part 3a.
Coastal Change	Green	
Market Attractiveness	Green	Good location.
Impact	Score (red/amber/green)	Comments
Nationally and Locally Significant Landscapes	Yellow	The site is within the Broads. Change on one hand will regenerate the site as there are empty buildings there. On the other hand,

		depending on the design, the area could become more urban.
Townscape		Regenerates a run-down area of the settlement.
Biodiversity and Geodiversity		SAC, SPA and SSSI is across the Broad.
Historic Environment		Adjacent to Oulton Broad Conservation Area.
Open Space		
Transport and Roads		Potential concern re road and roundabout, but development deemed acceptable.
Compatibility with neighbouring/adjoining uses		There are neighbouring residential properties and any development would need to consider the impact on those residents.
Local Plan Designations (add further lines as required)		
Designation	Policy reference	Comments
Allocated in the Sites Specifics Local Plan 2014	OUL3	
Availability Assessment (will require liaison with landowners)		
Is the site being marketed? Add any detail as necessary (e.g. where, by whom, how much for etc.)	Has planning permission and going through pre-commencement conditions.	
When might the site be available for development (tick as appropriate)	Immediately	✓
	Within 5 years	✓
	5-10 years	
	10-15 years	
	15-20 years	
Comments:		
Estimated annual build out rate (including justification):		
Comments	All likely to be completed within two years.	
Achievability (including viability)		
Comments	There are some considerations, but the development is achievable.	
Overcoming Constraints		
Comments	There are some constraints to overcome, such as flood risk but this is possible.	
Trajectory of development		
Comments	-	
Barriers to Delivery		
Comments	Flood risk, design, amenity, contamination.	
Conclusion (e.g. is included in the theoretical capacity)		
Achievable. Presume 76 dwellings and some employment land. Continue to allocate in Local Plan as although has permission, is not completed yet.		

Go here for map bundle:

http://www.broads-authority.gov.uk/data/assets/pdf_file/0009/428094/11.-Oulton-Broad.pdf

5 Marina Quays, Great Yarmouth

Site address: Marina Quays, Great Yarmouth		
Current planning status e.g. with permission, allocated, suggested through the Call for Sites etc.	Allocated in the Sites Specifics Local Plan 2014.	
Site Size (hectares)	0.61 hectares	
Greenfield / Brownfield	Brownfield.	
Ownership (if known) (private/public etc.)	Private	
Absolute Constraints Check		
Is the site in a ...		
SPA, SAC, SSSI or Ramsar	No	
National Nature Reserve	No	
Ancient Woodland	No	
Flood risk zone 3b	No	
Scheduled Ancient Monument	No	
Statutory Allotments	No	
Locally Designated Green Space	No	
At risk from Coastal Erosion	No	
<i>If yes to any of the above, site will be excluded from further assessment.</i>		
Development Potential (number of dwellings, hectares of employment land or town centre use floorspace): Allocated for use appropriate to level of flood risk. Seeks regeneration of the site.		
Density calculator	-	
Suitability Assessment		
Constraint	Score (red/amber/green)	Comments
Access to site	Amber	The access from Caister Road could be an important consideration.
Accessibility to local services and facilities	Green	Many services provided in Great Yarmouth.
Utilities Capacity	Green	
Utilities Infrastructure	Green	
Contamination and ground stability	Green	The site is partly on and near to flood defences.
Flood Risk	Amber	Within flood zone 2 and 3a.
Coastal Change	Green	Note that the site is subject to tides.
Market Attractiveness	Amber	Depends on final land use.
Impact	Score (red/amber/green)	Comments
Nationally and Locally Significant Landscapes	Amber	The site is within the Broads. It is on the urban/rural fringe of Great Yarmouth. Change on one hand will regenerate the site as there

		are empty buildings there. On the other hand, depending on the design, the area could become more urban.
Townscape		Change will regenerate the site as there are empty buildings there.
Biodiversity and Geodiversity		
Historic Environment		
Open Space		
Transport and Roads		The access from Caister Road could be an important consideration.
Compatibility with neighbouring/adjoining uses		The site was a tourist hub with social club. An important consideration will be amenity issues on the nearby residential dwellings as well as considering the town park that is adjacent to the site.
Local Plan Designations (add further lines as required)		
Designation	Policy reference	Comments
Allocated in the Sites Specific Local Plan 2014	GTY1	
Availability Assessment (will require liaison with landowners)		
Is the site being marketed? Add any detail as necessary (e.g. where, by whom, how much for etc.)	Yes. Pre-application discussions ongoing.	
When might the site be available for development (tick as appropriate)	Immediately	✓
	Within 5 years	✓
	5-10 years	✓
	10-15 years	
	15-20 years	
Comments:		
Estimated annual build out rate (including justification):		-
Comments	Depends on the final land use.	
Achievability (including viability)		
Comments	There are some considerations as detailed above, but appropriate change on this site is considered achievable.	
Overcoming Constraints		
Comments	The constraints could be overcome, but the scale of the constraint would depend on the final land use.	
Trajectory of development		
Comments	-	
Barriers to Delivery		
Comments	Access, flood risk, design	
Conclusion (e.g. is included in the theoretical capacity)		

Area in need of regeneration/re-use. Is generally achievable. Final land use depends on flood risk, so does not contribute towards any need. Suggest site continues to be allocated in Local Plan.

Go here for map bundle:

http://www.broads-authority.gov.uk/_data/assets/pdf_file/0004/428089/6.-Great_Yarmouth.pdf

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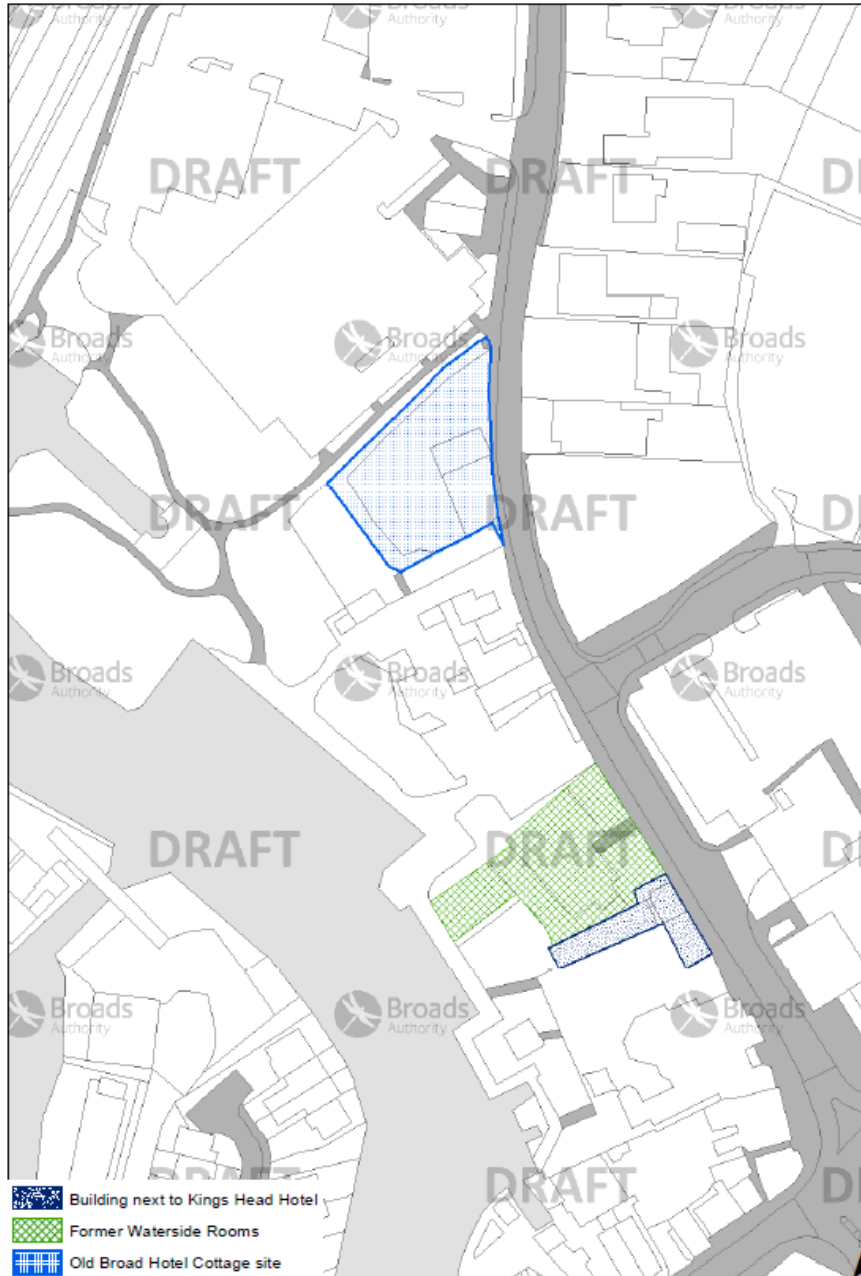
6 Brownfield Land off Station Road, Hoveton

Site address: Brownfield Land off Station Road, Hoveton		
Current planning status e.g. with permission, allocated, suggested through the Call for Sites etc.	Allocation in draft Local Plan.	
Site Size (hectares)	Former Hotel Cottage site: 0.11Ha Former Waterside Rooms: 0.08Ha Building next to King's Head: 0.03Ha	
Greenfield / Brownfield	Brownfield.	
Ownership (if known) (private/public etc.)	Private and various.	
Absolute Constraints Check		
Is the site in a ...		
SPA, SAC, SSSI or Ramsar	No	
National Nature Reserve	No	
Ancient Woodland	No	
Flood risk zone 3b	No	
Scheduled Ancient Monument	No	
Statutory Allotments	No	
Locally Designated Green Space	No	
At risk from Coastal Erosion	No	
<i>If yes to any of the above, site will be excluded from further assessment.</i>		
Development Potential (number of dwellings, hectares of employment land or town centre use floorspace): Mixed use. Some potential for residential and holiday homes.		
Density calculator	-	
Suitability Assessment		
Constraint	Score (red/amber/green)	Comments
Access to site		Depends on final land use and the traffic it generates.
Accessibility to local services and facilities		Located in the centre.
Utilities Capacity		None aware of.
Utilities Infrastructure		None aware of.
Contamination and ground stability		Unlikely.
Flood Risk		Flood zone 3a and 2.
Coastal Change		
Market Attractiveness		Central, riverside location.
Impact	Score (red/amber/green)	Comments
Nationally and Locally		The site is within the Broads. It is on the

Significant Landscapes		urban/rural fringe of Hoveton. Change on one hand will regenerate the site as there are empty buildings there. On the other hand, depending on the design, the area could become more urban.
Townscape		Change will regenerate the site as there are empty buildings there.
Biodiversity and Geodiversity		
Historic Environment		Historic Environment Officer considers site next to King's Head to have historic merit.
Open Space		Note that the sites have open space in front of them/next to them.
Transport and Roads		Depends on final land use and the traffic it generates.
Compatibility with neighbouring/adjoining uses		Depends on final land use, but this is en route to the train station, car parks, open space, moorings, busy pub so there are some considerations.
Local Plan Designations (add further lines as required)		
Designation	Policy reference	Comments
None.		
Availability Assessment (will require liaison with landowners)		
Is the site being marketed? Add any detail as necessary (e.g. where, by whom, how much for etc.)	Not aware.	
When might the site be available for development (tick as appropriate)	Immediately	✓
	Within 5 years	✓
	5-10 years	✓
	10-15 years	✓
	15-20 years	
	Comments:	
Estimated annual build out rate (including justification):		-
Comments	Sites are fairly small so likely to be developed with a year from commencement.	
Achievability (including viability)		
Comments	Considerations depend on final land use, but generally change in this area is achievable.	
Overcoming Constraints		
Comments	Constraints can be addressed.	
Trajectory of development		
Comments	-	
Barriers to Delivery		

Comments	Flood risk, amenity, design.
Conclusion (e.g. is included in the theoretical capacity)	
Appropriate change on these sites is generally achievable. Sites to be allocated in the Local Plan.	

HOVETON



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7 Loaves and Fishes, Beccles

Site address: Loaves and Fishes, Beccles		
Current planning status e.g. with permission, allocated, suggested through the Call for Sites etc.		Allocated in the Draft Local Plan.
Site Size (hectares)		0.07Ha
Greenfield / Brownfield		Brownfield.
Ownership (if known) (private/public etc.)		Private
Absolute Constraints Check		
Is the site in a ...		
SPA, SAC, SSSI or Ramsar		No
National Nature Reserve		No
Ancient Woodland		No
Flood risk zone 3b		No
Scheduled Ancient Monument		No
Statutory Allotments		No
Locally Designated Green Space		No
At risk from Coastal Erosion		No
<i>If yes to any of the above, site will be excluded from further assessment.</i>		
Development Potential (number of dwellings, hectares of employment land or town centre use floorspace):		
Leisure uses.		
Density calculator		-
Suitability Assessment		
Constraint	Score (red/amber/green)	Comments
Access to site	Green	Accessed directly from a road.
Accessibility to local services and facilities	Green	
Utilities Capacity	Green	Not aware of constraints
Utilities Infrastructure	Green	
Contamination and ground stability	Green	Non likely.
Flood Risk	Amber	Flood zone 2 and 3a
Coastal Change	Green	
Market Attractiveness	Amber	Well located, but it has not been used for a number of years.
Impact	Score (red/amber/green)	Comments
Nationally and Locally Significant Landscapes	Yellow-Green	The site is within the Broads. Change will regenerate the site as there are empty buildings there. Design will be important.

Townscape		Change will regenerate the site as there are empty buildings there.
Biodiversity and Geodiversity		
Historic Environment		
Open Space		
Transport and Roads		Accessed directly from a road.
Compatibility with neighbouring/adjoining uses		Depends on final land use, but there are residential dwellings nearby. Located between the town centre and moorings.
Local Plan Designations (add further lines as required)		
Designation	Policy reference	Comments
None.	-	-
Availability Assessment (will require liaison with landowners)		
Is the site being marketed? Add any detail as necessary (e.g. where, by whom, how much for etc.)	Not aware.	
When might the site be available for development (tick as appropriate)	Immediately	✓
	Within 5 years	✓
	5-10 years	✓
	10-15 years	✓
	15-20 years	
	Comments:	
Estimated annual build out rate (including justification):		-
Comments	Likely to be developed with a year from commencement.	
Achievability (including viability)		
Comments		
Overcoming Constraints		
Comments		
Trajectory of development		
Comments		
Barriers to Delivery		
Comments		
Conclusion (e.g. is included in the theoretical capacity)		

Map bundle:

http://www.broads-authority.gov.uk/data/assets/pdf_file/0020/814232/Beccles.pdf

8 Former Queen's Head Pub, St Olaves

Site address: Former Queen's Head Pub, St Olaves		
Current planning status e.g. with permission, allocated, suggested through the Call for Sites etc.	Allocated in the Sites Specifics Local Plan 2014.	
Site Size (hectares)	0.66Ha	
Greenfield / Brownfield	Brownfield.	
Ownership (if known) (private/public etc.)	Private	
Absolute Constraints Check		
Is the site in a ...		
SPA, SAC, SSSI or Ramsar	No	
National Nature Reserve	No	
Ancient Woodland	No	
Flood risk zone 3b	No	
Scheduled Ancient Monument	No	
Statutory Allotments	No	
Locally Designated Green Space	No	
At risk from Coastal Erosion	No	
<i>If yes to any of the above, site will be excluded from further assessment.</i>		
Development Potential (number of dwellings, hectares of employment land or town centre use floorspace): Final use would be compatible with flood risk.		
Density calculator	-	
Suitability Assessment		
Constraint	Score (red/amber/green)	Comments
Access to site	Green	
Accessibility to local services and facilities	Red	Scores poorly in the settlement study.
Utilities Capacity	Green	
Utilities Infrastructure	Green	
Contamination and ground stability	Green	Unlikely.
Flood Risk	Amber	In flood zone 2 and 3a
Coastal Change	Green	
Market Attractiveness	Amber	Note that it has not been used for a number of years. Located off the main road, but on a navigable waterway.
Impact	Score (red/amber/green)	Comments
Nationally and Locally Significant Landscapes	Green	The site is within the Broads. It is on the urban/rural fringe of St Olaves. Change on one hand will regenerate the site as there are

		empty buildings there. On the other hand, depending on the design, the area could become more urban.
Townscape		Change will regenerate the site as there are empty buildings there.
Biodiversity and Geodiversity		
Historic Environment		Near to but separated from the Halvergate Marshes Conservation Area.
Open Space		
Transport and Roads		
Compatibility with neighbouring/adjoining uses		Fairly isolated location but not far from boatyard and next to the river.
Local Plan Designations (add further lines as required)		
Designation	Policy reference	Comments
Allocated in Sites Specifics Local Plan 2014	SOL2	
Availability Assessment (will require liaison with landowners)		
Is the site being marketed? Add any detail as necessary (e.g. where, by whom, how much for etc.)	Not aware.	
When might the site be available for development (tick as appropriate)	Immediately	✓
	Within 5 years	✓
	5-10 years	✓
	10-15 years	✓
	15-20 years	
Comments:		
Estimated annual build out rate (including justification):	-	
Comments	Likely to be developed with a year from commencement.	
Achievability (including viability)		
Comments	Fairly isolated, but could be suitable for certain land uses. Generally achievable.	
Overcoming Constraints		
Comments	Constraints can be overcome. Scale of constraint depends on final land use.	
Trajectory of development		
Comments	-	
Barriers to Delivery		
Comments	Flood risk, isolated, design.	
Conclusion (e.g. is included in the theoretical capacity)		
Many considerations but generally achievable. Continue to allocate in Local Plan.		

Go here for map bundle:

http://www.broads-authority.gov.uk/_data/assets/pdf_file/0011/428096/13.-St-Olaves.pdf

9 Risk Assessment for each site

The NPPG requires that an overall risk assessment should be made as to whether sites will come forward as anticipated.

Site	Risk to coming forward	Managing the risk
Hedera Housing Thurne	Adequate design.	Note that a Planning Application has been submitted at the time of writing.
Utilities Site, Norwich	Part of a wider scheme with part in Norwich City Council. Constraints such as contamination. The proposal is to develop Norwich City Council part of the scheme first.	Note that a Planning Application had been submitted but withdrawn. This could reflect the type of land use proposed on the site as a whole.
Pegasus, Oulton Broad	No major risk other than constraints identified.	Permission granted. Pre-commencement conditions being discharged at the time of writing.
Marina Quays, Great Yarmouth	Flood risk and design issues as well as suitable land use for the site. Historically, the willingness of the land owner could have been a reason for scheme not coming forward.	Positive allocation in Local Plan. Pre-application discussions ongoing with promoter.
Brownfield Land off Station Road, Hoveton	Empty buildings/vacant site/in current use for some time. The willingness of landowner could be a reason for the scheme coming forward (and may have been historically).	Positive allocation in Local Plan. Discussions with landowner.
Loaves and Fishes, Beccles	Has not been in use for some time. The willingness of landowner could be a reason for the scheme coming forward (and may have been historically).	Positive allocation in Local Plan. Discussions with landowner.
Former Queen's Head Pub, St Olaves	Isolation of the location could prevent change coming forward in this area.	Positive allocation in Local Plan. Discussions with landowner.

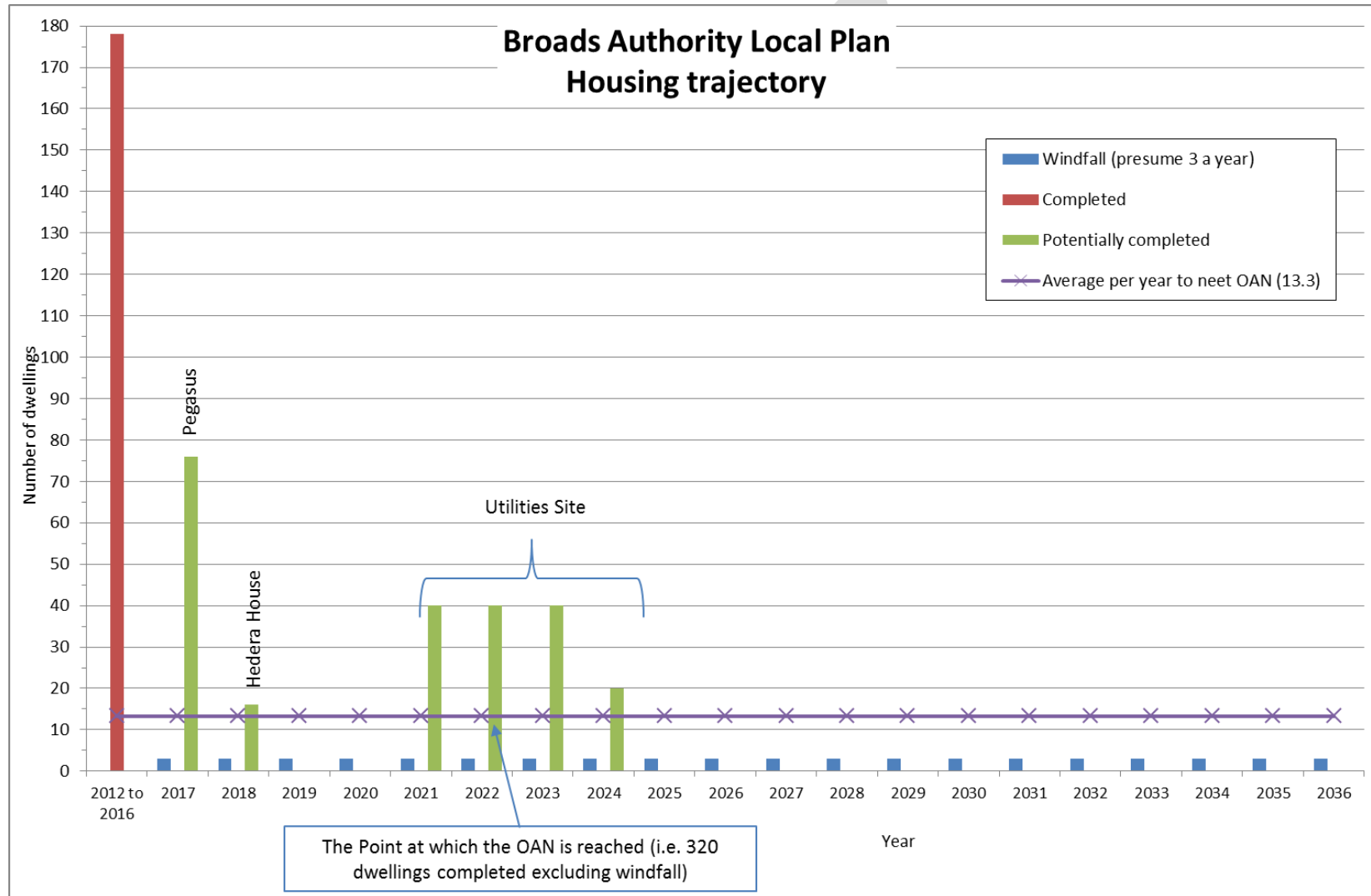
10 Housing Trajectory

The proposed housing trajectory is included at Appendix A. Please note that windfall is not required to meet the Objectively Assessed Housing Need of the Broads. An average windfall of 3 is shown in the trajectory to reflect typical low levels of windfall that could occur over the plan period.

11 Conclusion

Whilst all the sites assessed in this HELAA have constraints, generally these can be addressed to result in an appropriate scheme. Taking the sites allocated for dwellings or mixed use the Objectively Assessed Housing Need of the Broads Authority as a whole is met and indeed exceeded. See table at Appendix B.

Appendix A: Housing Trajectory



Appendix B: Meeting the OAN of the Broads.

	Net completions since April 2012 (as at June 2016)					OAN in HMA*	OAN less completions in HMA	Outstanding allocations not yet completed~	Yet to find... (residual)#	Affordable housing delivered
	Market	Affordable	Second Home	Holiday Home	Total					
Broadland	0	0	0	0	0	200	31	-	89	13 plus claw back at Ditchingham plus any provided on the Utilities Site.
North Norfolk	21	0	0	0	21			-		
Norwich	27	13	0	0	40			Utilities site - assume 120		
South Norfolk	108	0	0	0	108			-		
Great Yarmouth	8	0	0	0	8	69	61	Hedera House, Thurne - assume 16 Somerton allocation - 1	-44	None provided.
Waveney	1	0	0	0	1	51	50	Pegasus - assume 76	26	Claw back at Pegasus.
	165	13	0	0	178	320	142		71	

* - as calculated in Central Norfolk SHMA

~ - as allocated in the Broads Authority Sites Specifics Local Plan 2014

- green means over provision and red means residual need

So in the Waveney Housing Market area, that is an over-provision of 51% and in the Central Norfolk Housing Market Area, that is an over-provision of 44.5%.