



Broads Authority

Towards allocations - Housing and Economic Land Availability Assessment June 2017

1 Introduction

The HELAA¹ has assessed the sites nominated for development against set criteria and concluded if a site could count, in theory, to the Objectively Assessed Housing Need or not.

Because a site rates red against a certain criteria it may still be reasonable to allocate the site in the new Local Plan. Indeed, even if a site rates green or amber against all criteria and therefore is deemed suitable for development, it does not always follow that a site will be allocated in the new Local Plan. For both of these scenarios, there could be valid reasons for taking either route.

This document briefly discusses each site and states whether it has been allocated or permitted or not.

2 How the sites have been taken forward

Hedera Housing Thurne

- Rated red against access to local services and facilities and transport and roads.
- HELAA concluded site not suitable for development.
- Allocation in 2014 Sites Specifics Local Plan rolled forward to new Local Plan. Planning Application being determined at time of writing.
- This approach reflects Planning Inspector's advice to enable regeneration of holiday accommodation.

Utilities Site, Norwich

- HELAA concluded this site could contribute to OAN.
- Allocation in 2014 Sites Specifics Local Plan rolled forward to new Local Plan.

Pegasus, Oulton Broad

- HELAA concluded this site could contribute to OAN.
- Permission granted and work underway on site.
- Allocation in 2014 Sites Specifics Local Plan rolled forward to new Local Plan because the site is not yet completed.

Marina Quays, Great Yarmouth

- HELAA concluded that a land use compatible with flood risk is suitable. There is some uncertainty regarding the landowner's proposals in terms of flood risk.

¹ <http://www.broads-authority.gov.uk/planning/planning-policies/development/future-local-plan/evidence-base2>

- Landowner provided with initial detailed comments on the various documents submitted during the Preferred Options consultation.
- Landowner offered the opportunity to discuss these and discuss the site as the publication version of the Local Plan produced. No contact at time of writing.
- Allocation in 2014 Sites Specifics Local Plan rolled forward to new Local Plan – this is for a use compatible with flood risk. No change to the area allocated.

Brownfield Land off Station Road, Hoveton

- HELAA concluded this site could contribute to OAN.
- Sites allocated in new Local Plan.

Loaves and Fishes, Beccles

- HELAA concluded that leisure and pub use as well as housing suitable for this site.
- The Authority favours bringing the site back into pub and leisure uses. Beccles Town Council supports this as well. A policy along these lines is included in the new Local Plan.

Former Spinnakers restaurant, St Olaves

- HELAA concluded that flood risk could be an issue depending on what the site is used for.
- Allocation in 2014 Sites Specifics Local Plan rolled forward to new Local Plan, with a change to the area allocated (to reflect error in previous Local Plan).

Church Close, Chedgrave

- HELAA concluded that the site is suitable for development and could contribute to OAN.
- There is a separate Topic Paper for this site: <http://www.broads-authority.gov.uk/planning/planning-policies/development/future-local-plan/evidence-base2>
- As set out in the response to the representations to the Preferred Options, there is no need for the Authority to allocate garden land in the new Local Plan. In the Central Norfolk Housing Market Area, the need for housing has been exceeded through other allocations, permission and completions.
- Site will not be allocated in the new Local Plan.

Thunder Lane, Thorpe St Andrew

- HELAA found that development on the site would rate red against historic environment and national important landscapes. There is uncertainty regarding flood risk as it would depend on the proposal and the layout. The HELAA concluded that the site is not suitable.
- Site will not be allocated in the new Local Plan.
- There is a separate Topic Paper for this site: <http://www.broads-authority.gov.uk/planning/planning-policies/development/future-local-plan/evidence-base2>

Land at Tiedam, Stokesby

- Rated red against access to local services and facilities and transport and roads.
- HELAA concluded site not suitable for development.
- Site is allocated in the new Local Plan for reasons set out in the Topic Paper <http://www.broads-authority.gov.uk/planning/planning-policies/development/future-local-plan/evidence-base2>

Blackgate Farm, Great Yarmouth

- Suitable for Gypsy and Traveller sites (short stay).
- It seems the landowner would wish for permanent caravans which would rate red against flood risk. Permanent caravans are deemed more vulnerable than short stay caravans according to national policy.
- Due to this issue, the Authority is happy to continue to work with the landowner, but does not intend to allocate the site for Gypsy and Traveller use in the new Local Plan.

Broadland Nurseries, Ormesby St Michael

- For residential proposals, rated red against access to local services and facilities and transport and roads. HELAA concluded site not suitable for residential development.
- HELAA concluded that site is suitable for continued economic use.
- Site is not allocated in the new Local Plan as other policies in Local Plan can help determine applications.

Site Opposite Morrisons, Beccles

- Rated red against access to site, flood risk and transport and roads.
- HELAA concluded site not suitable for development.
- Site is not allocated in the new Local Plan for development.

Former More and Co, Staitheway Road, Wroxham.

- HELAA concluded the site is suitable for development.
- Site is permitted.

Riverside House, Woodsend, Kirby Bedon

- Rated red against access to local services and facilities and transport and roads.
- HELAA concluded site not suitable for development.
- Site is permitted.

Derby's Quay, Bridge Wharf, Gillingham Dam, Gillingham

- HELAA concluded the site is suitable for development.
- Site is permitted.

The Valley House, Low Road, Mettingham

- Rated red against access to local services and facilities and transport and roads.
- HELAA concluded site not suitable for development.
- Site is permitted.

Hipperson's Boatyard, Beccles

- HELAA concluded the site is suitable for development.
- Meets the criteria of the residential moorings policy.
- Site allocated in new Local Plan.

Brundall Gardens, Brundall

- HELAA concluded the site is suitable for development.
- Meets the criteria of the residential moorings policy.
- Allocation in 2014 Sites Specifics Local Plan rolled forward to new Local Plan.

Waveney River Centre, Burgh St Peter

- HELAA concluded the site is suitable for development.
- Site does not meet locational criteria of residential moorings policy.
- Site is not allocated in the new Local Plan for residential moorings.
- Site does have temporary permission for 10 residential moorings.

Beauchmaps Arms

- Rated red against access to local services and facilities and transport and roads.
- HELAA concluded site not suitable for development.
- Site is not allocated in the new Local Plan for residential moorings.

Berney Arms

- Rated red against access to local services and facilities and transport and roads.
- HELAA concluded site not suitable for development.
- Site is not allocated in the new Local Plan for residential moorings.

Loddon Marina

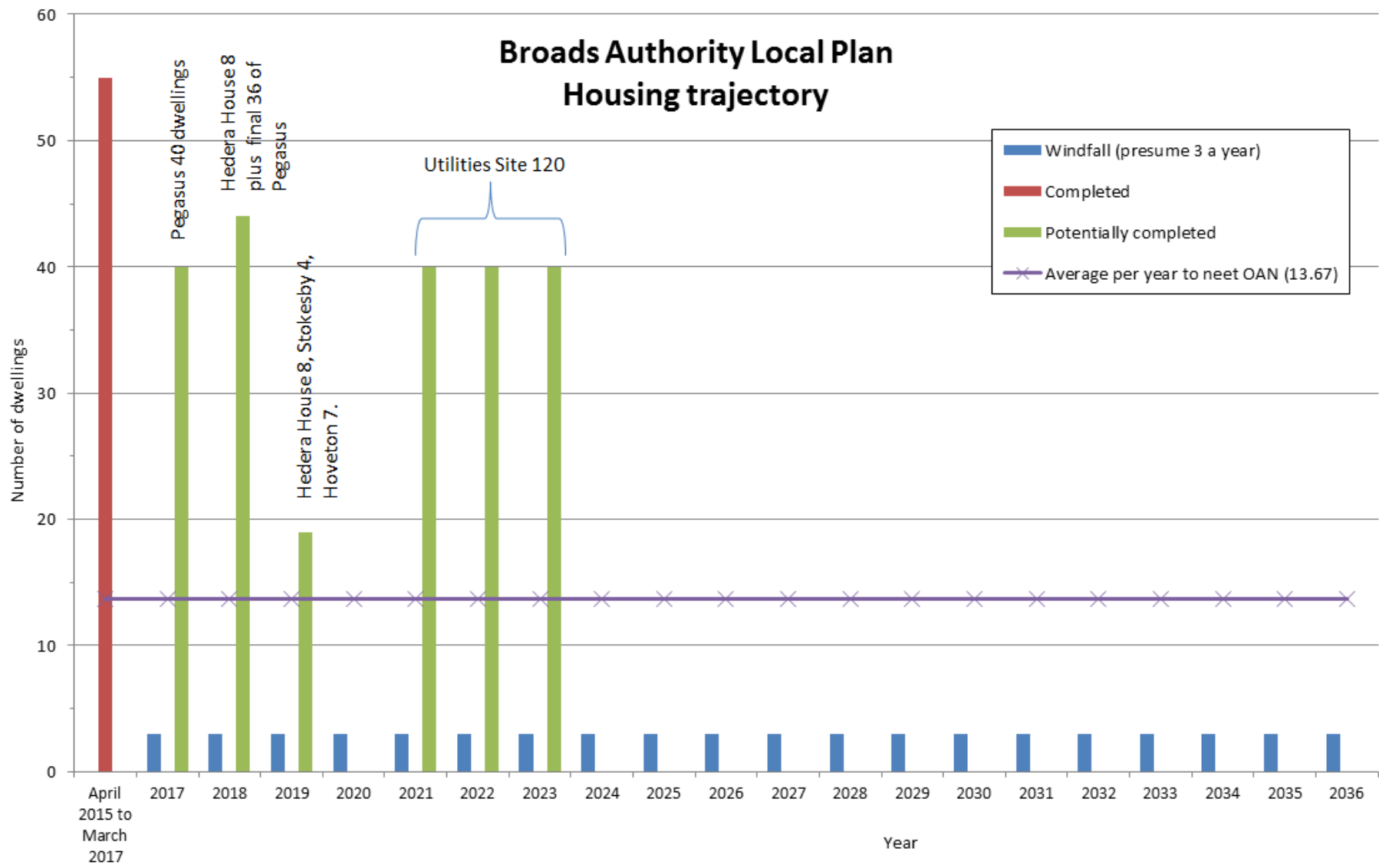
- HELAA concluded the site is suitable for development.
- Meets the criteria of the residential moorings policy.
- Concern about size of nomination – 40 too many.
- Site is allocated in new Local Plan for around 10 residential moorings.

Greenway Marine.

- HELAA concluded the site is suitable for development.
- Meets the criteria of the residential moorings policy.
- Site is allocated in new Local Plan.

3 Actual trajectories.

The HELAA contained theoretical residential mooring and housing trajectories. The following trajectories reflect the final proposed allocations.



Broads Authority Local Plan Residential mooring trajectory

