



Local Plan for the Broads
Site size and gross:net ratio
August 2018

1. Introduction

1.1. The Inspector has asked about the density multiplier and/or gross:net ratio for the four allocated sites in the Broads Local Plan.

2. Policy context

2.1. The NPPF (para. 122 and 123) states that local planning authorities should set out their own approach to housing density to reflect local circumstances. Current Government guidance on density is provided within the PPG, which states that development potential should be guided by existing or emerging policy on density.

3. Central Norfolk SHMA

3.1. Norfolk's approach to site capacity is set out in the document 'Central Norfolk Strategic Housing and Economic Land Availability Assessment: Methodology Final July 2016'. This document was prepared as part of the Duty to Cooperate and its purpose was 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. It provides each Local Planning Authority with an audit of land regardless of the amount of development needed to meet identified need.

3.2. The CNSHELAA Methodology sets out a five stage approach to land availability, with the stages based on those set out in the National Planning Practice Guidance. The stages are as follows:

- a) Identification of sites and broad locations
- b) Site Assessment
- c) Housing and Economic Development Potential from Windfall Sites
- d) Review
- e) Finalising the HELAA

3.3. The second stage of the methodology comprises a desk based assessment of each site, taking account of site specific factors in order to estimate the development potential of each site.

3.4. The document sets out the assumptions around density for each of the Norfolk Districts, and those of relevance to the Broads are extracted below:

LPA area	Policy reference	Density Requirement (dwellings per hectare (dph))
Broadland District Council	N/a	25dph
Broads Authority	N/a	To be assessed on a site by site basis, taking account of the site and its setting.

LPA area	Policy reference	Density Requirement (dwellings per hectare (dph))
Great Yarmouth Borough Council	N/a	Out of Town – 30dph Edge of Town – 40dph Edge of Centre – 50dph Town Centre – 65dph
North Norfolk District Council	HO7	Principal and Secondary Settlements (excluding Hoveton): not less than 40dph. Service Villages, Coastal Service Villages and Hoveton: not less than 30dph.
Norwich City Council	DM12	Not less than 40 dph other than exceptionally where character and context requires a lower density approach. Higher densities encouraged in defined centres.
South Norfolk Council	25dph	

3.5. As can be seen from this, for the Broads area there is no identified density multiplier for the Broads, with each site being considered on its own merits. The guidance in the CNSHELAA advises:

“The individual characteristics of a site will also be taken into account including the surrounding residential density and character including impact on the setting of heritage assets. Where appropriate the development potential of the site will be adjusted accordingly. Consideration will also be given to the effects of site shape and topography on development potential”.

4. Net to Gross ratio

4.1. Turning to net:gross ratios, there is no set requirement or guidance in the CNSHELAA Methodology on the appropriate net:gross ratios for any of the Norfolk Districts. Where these are set out it, it is detailed in the policies of the relevant Local Plan or in the District-level HELAA. The following is a standard approach:

Less than 0.4 ha	100% of developable area
area 0.4 ha to 2 ha	90% of developable area
Sites over 2 ha	75% of developable

4.2. This standard approach makes reasonable assumptions in terms of constraints and infrastructure (including roads and open space for example) for each site.

4.3. Applying the density multiplier and gross:net ratio to the sites identified in the Broads Local Plan, gives the following:

Site	Site area	Units	Land use	Gross:net ratio	Density multiplier	Site character
Pegasus	2.295ha (total), of which 1.069 (residential)	76	Permanent residential, boatyard and office, with reedbed and moorings to Broad frontage	-	29 dpha (total) or 71 dpha (residential only)	Edge of town
Utilities	12ha	Presume 120 units	Mixed use scheme including community energy centre, data and research centre for UEA, 5 x student accommodation blocks (717 students), commercial and retail units students, offices, parking, mooring and other associated development. Plus 120 residential units in Broads area.	Excluding Public Open Space (POS): 50% including POS 80 -90%	-	Edge of town
Hedera House	0.79 ha	16 units	Mixed scheme with holiday units and permanent residential	Site area (gross) 7730m2 Buildings footprint: 1240m2	20 dph	Village
Stokesby	0.15 ha	4 units	Residential	100%	27 dph	Village