



Broads Authority

Housing and Economic Land Availability Assessment

Revised August 2017

Contents

1	Introduction	2
2	Hedera Housing Thurne	6
3	Utilities Site, Norwich.....	10
4	Pegasus, Oulton Broad.....	13
5	Marina Quays, Great Yarmouth.....	16
6	Brownfield Land off Station Road, Hoveton	23
7	Loaves and Fishes, Beccles.....	26
8	Former Spinnakers restaurant, St Olaves	31
9	Church Close, Chedgrave	34
10	Thunder Lane, Thorpe St Andrew	37
11	Land at Tiedam, Stokesby	40
12	Blackgate Farm, Great Yarmouth.....	43
13	Broadland Nurseries, Ormesby St Michael	46
14	Site Opposite Morrisons, Beccles	51
15	Former More and Co, Staitheway Road, Wroxham.....	54
16	Riverside House, Woodsend, Kirby Bedon.....	57
17	Derby’s Quay, Bridge Wharf, Gillingham Dam.....	60
18	The Valley House, Low Road, Mettingham	63
19	Brundall Gardens, Brundall.....	66
20	Hipperson’s Boatyard, Beccles.....	69
21	Greenway Marina, Loddon.	72
22	Loddon Marina.....	75
23	Beauchamps Arms, near Claxton	77
24	Berney Arms.....	80
25	Waveney River Centre, Burgh St Peter	83
26	Risk Assessment for each site	86
27	Theoretical Housing Trajectory and Residential Moorings Trajectory	87
28	Next Steps.....	88
29	Conclusion.....	88
	Appendix A: Theoretical Housing Trajectory and Residential Moorings Trajectory.....	89
	Appendix B: Meeting the Housing OAN of the Broads.	91

1 Introduction

1.1 About this assessment

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 the Broads 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.

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 and other sites put forward by landowners through the various Local Plan consultation stages and pre-application enquiries with Development Management Officers. A call for sites has not been completed as the rolled forward sites, permissions and completions since 2015 all meet (and indeed exceed) the Objectively Assessed Housing Need for the Broads¹.

1.2 The HELAA Methodology²

This HELAA methodology has been agreed by each of the commissioning Local Planning Authorities (LPAs)³ 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 Authority⁴;
- Great Yarmouth Borough Council;
- Borough Council of King's Lynn and West Norfolk;
- North Norfolk District Council;
- Norwich City Council; and,
- South Norfolk Council.

¹ See the Housing Topic Paper for more information: <http://www.broads-authority.gov.uk/planning/planning-policies/development/future-local-plan/evidence-base2>

² HELAA methodology <http://www.broads-authority.gov.uk/planning/planning-policies/development/future-local-plan/evidence-base2>

³ 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.

⁴ The Broads Authority area includes a small part of Suffolk and this methodology is consistent with that used by Waveney District 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.

Please note that the HELAA methodology has also been applied to residential mooring sites. These are assessed after housing and employment sites. Please note, the HELAA methodology was not produced with assessing sites for residential moorings in mind per se, but has been used. A Topic Paper relating to Residential Moorings has been produced to accompany the HELAA⁵.

1.3 NPPG requirements for the HELAA

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	<p>The sites are:</p> <ul style="list-style-type: none"> • Hedera Housing Thurne • Utilities Site, Norwich • Pegasus, Oulton Broad • Marina Quays, Great Yarmouth • Marina Quays, Great Yarmouth (Preferred Options representation) • Brownfield Land off Station Road, Hoveton • Loaves and Fishes, Beccles • Former Queen's Head Pub, St Olaves • Church Close, Chedgrave • Thunder Lane, Thorpe St Andrew • Land at Tiedam, Stokesby • Blackgate Farm, Great Yarmouth • Broadland Nursery, Ormesby St Michael • Site Opposite Morrisons, Beccles • Former More and Co, Staithe Way Road, Wroxham. • Riverside House, Woodsend, Kirby Bedon • Derby's Quay, Bridge Wharf, Gillingham Dam, Gillingham • The Valley House, Low Road, Mettingham • Brundall Gardens, Brundall • Hipperson's Boatyard, Beccles • Greenway Marina, Loddon • Loddon Marina • Beauchamps Arms., near Claxton • Berney Arms • Waveney River Centre, Burgh St Peter
an assessment of each site or broad location, in	See each assessment table

⁵ <http://www.broads-authority.gov.uk/planning/planning-policies/development/future-local-plan/evidence-base2>

NPPG requirement	Place in this document
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	
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 and Residential Moorings Trajectory
The assessment should also be made publicly available in an accessible form	This document will be placed on the Local Plan website.

1.4 What the HELAA is and what the HELAA is not

It is important to note that a *'The assessment is an important evidence source to inform plan making but does not in itself determine whether a site should be allocated for development. This is because not all sites considered in the assessment will be suitable for development (e.g. because of policy constraints or if they are unviable). It is the role of the assessment to provide information on the range of sites which are available to meet need, but it is for the development plan (emerging Local Plans) themselves to determine which of those sites are the most suitable to meet those needs'*
- PPG Reference ID: 3-003-20140306

Important: a Housing and Economic Land Availability Assessment does not allocate land for development. That is the role of the Local Plan. The assessment does not determine whether a site should be allocated or given planning permission for development. The inclusion of a site as 'suitable' in the assessment does not imply or guarantee that it will be allocated, nor that planning permission would be granted should an application be submitted for consideration.

Including a suitable site with identified development potential within a HELAA document does NOT confer any planning status on the site, but means only that it will be considered as part of local plan production for potential development in the future and, where relevant, for potential inclusion on a statutory Brownfield Sites Register. No firm commitment to bring a site forward for development (either by the commissioning local planning authorities or other parties) is intended, or should be inferred, from its inclusion in a HELAA.

1.5 Colour coding used in table

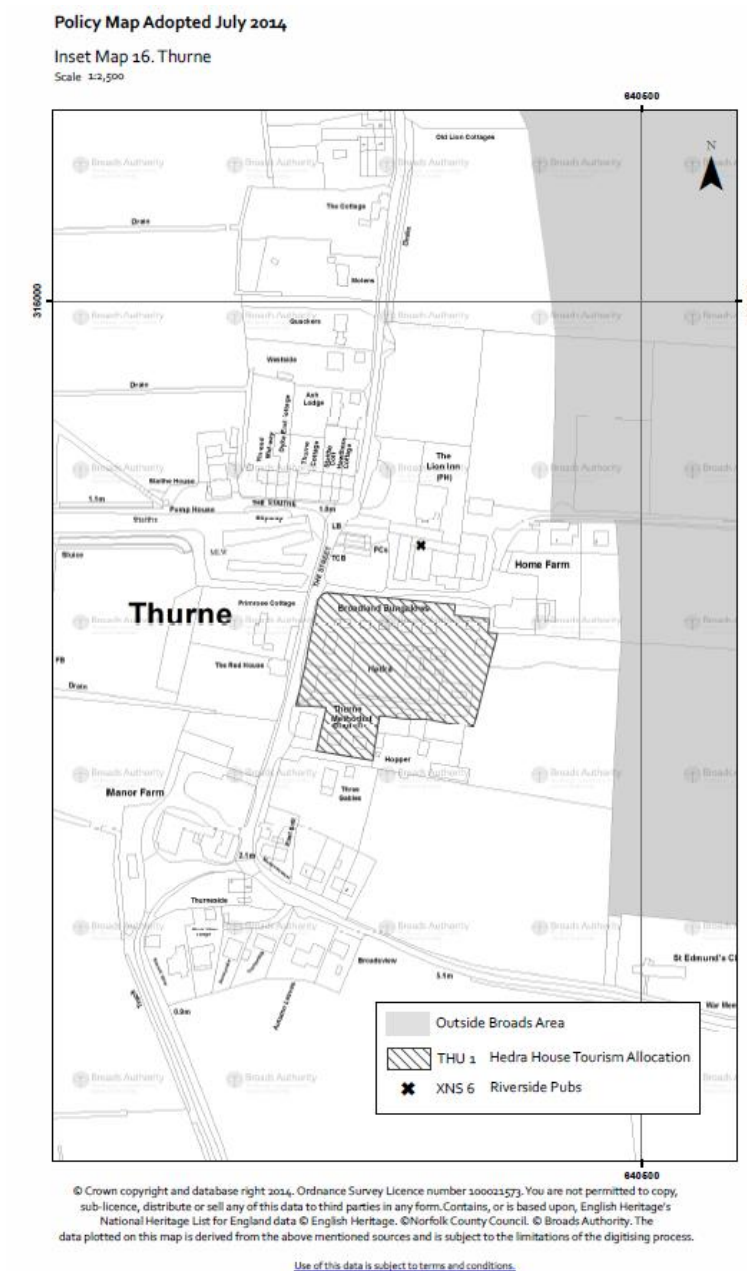
Turning to the colour coding used in the HELAA. Please refer to the HELAA Methodology for explanations for the colour used. Please note that on occasion, coloured striping has been used in this HELAA. This reflects that on occasion some sites do not have a set potential use as the constraints could affect the acceptable usage. This is explained in the accompanying text.

1.6 Next steps

Following assessment in the HELAA, these sites will be considered in the round as there could be other issues to consider when deciding to allocate or not these sites that are not assessed in the HELAA. Please see the document called Proposed Site Allocations Assessment on the Evidence webpage.

2 Hedera Housing Thurne

Proposed land use: market housing and holiday accommodation.



Go here for map bundle which also shows constraints: http://www.broads-authority.gov.uk/_data/assets/pdf_file/0007/428119/16.-Thurne.pdf

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. Planning Application being determined (as at 3/5/17).
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 floor space):		
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. Specific access requirements or improvements will be finalised as part of any planning application.
Accessibility to local services and facilities		Limited facilities within settlement. See assessment in Settlement Study ⁶ . One core facility in 1.2km of site.
Utilities Capacity		Generally acceptable although detail regarding sewerage disposal required.
Utilities Infrastructure		
Contamination and ground stability		The land is currently holiday accommodation. No reason to consider the site is contaminated.
Flood Risk		Land in flood zone 3a and 2.
Coastal Change		
Market Attractiveness		Other than limited services and facilities nearby, has 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 obvious negative impact on the landscape or townscape. Design is an important aspect of all development within the Broads. There is an
Townscape		

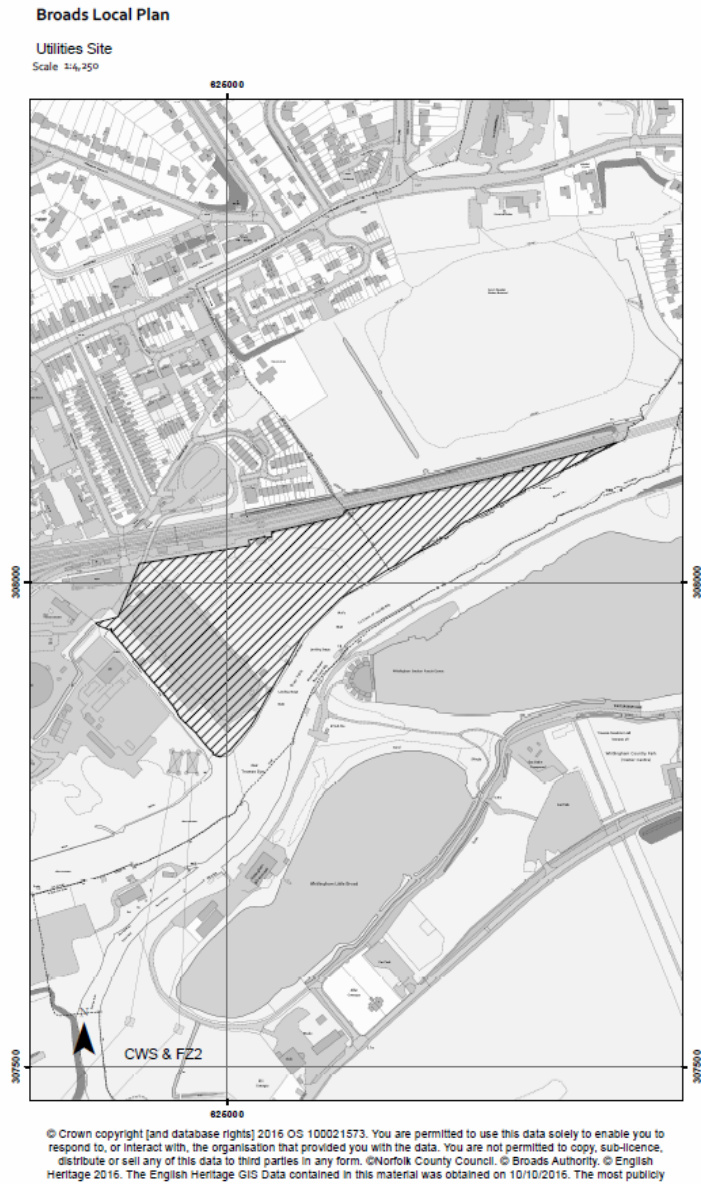
⁶ http://www.broads-authority.gov.uk/data/assets/pdf_file/0006/764475/Broads-Authority-Settlement-Study-no-hierarchy-in.pdf

		opportunity to improve on the existing development here.
Biodiversity and Geodiversity		Some designated sites nearby, but away from the proposal.
Historic Environment		Some listed buildings nearby, but away from the proposal.
Open Space		
Transport and Roads		See assessment in Settlement Study. Will likely require use of car to access services. No public transport serves Thurne.
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	Sites Specifics Local Plan 2014
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 (May 2017).	
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):	8 per year.	
Comments	Presumed it will take two years to complete the development.	
Achievability (including viability)		
Comments	Despite the lack of services nearby, being a village by the Broads, the development will likely be attractive to people to live in. 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 to services and facilities constraints. Not aware of plans to provide services and facilities within Thurne.	

Trajectory of development	
Comments	See housing trajectory for estimation.
Barriers to Delivery	
Comments	Ensuring good design, flood risk and access to services.
Conclusion (e.g. is included in the theoretical capacity)	
According to the HELAA assessment, the site is not suitable for development.	

3 Utilities Site, Norwich

Proposed land use – market and affordable housing.



Go here for map bundle which also shows constraints:

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

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 floor space): 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	Amber	Generally acceptable although detail regarding sewerage disposal required.
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 to people to live in.
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.
Townscape	Green	Appropriate change in this area could enhance the Broads.
Biodiversity and Geodiversity	Yellow-Green	No species surveys have been completed for this HELAA. The site is 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. Striped colour to reflect potential.
Historic Environment	Amber	Likely to be of archaeological interest.

Open Space		
Transport and Roads		Access is an important consideration. Could require a new bridge over the river. 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 for mixed use.	NOR1	Sites Specifics Local Plan 2014
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 November 2016 but this was withdrawn.	
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):		Estimated 40 a year.
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 to people to live in. 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	Part of a wider scheme. See housing trajectory.	
Barriers to Delivery		
Comments	Design, access, archaeology, contamination and traffic.	
Conclusion (e.g. is included in the theoretical capacity)		
Note that there is sand and gravel present. Generally achievable site. Mixed use scheme but planning application suggests 120 dwellings. Could contribute to achieving OAN.		

4 Pegasus, Oulton Broad

Proposed land use: market housing and office.



Go here for map bundle which also shows constraints:

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

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. Permitted in 2014.
Site Size (hectares)	1.46

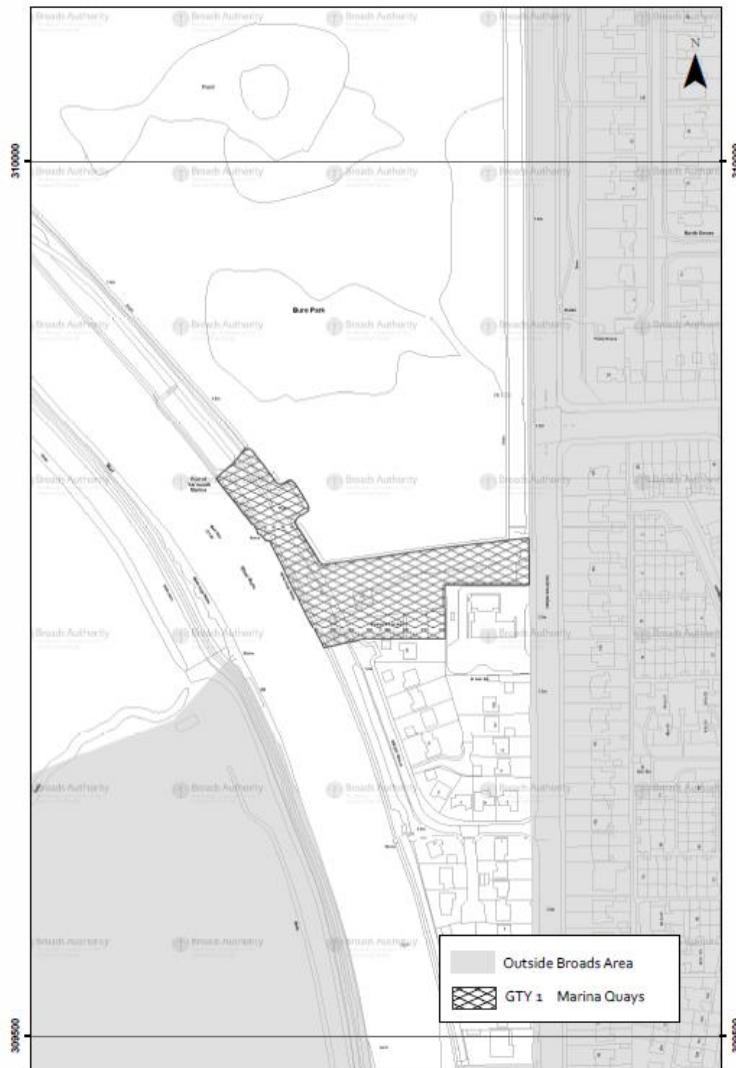
Greenfield / Brownfield	Brownfield.	
Ownership (if known) (private/public etc.)	Private	
Absolute Constraints Check		
Is the site in a ...		
SPA, SAC, SSSI or Ramsar	No	
National Nature Reserve	No	
Ancient Woodland	No	
Flood risk zone 3b	No	
Scheduled Ancient Monument	No	
Statutory Allotments	No	
Locally 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 floor space): 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	Amber	Generally acceptable although detail regarding sewerage disposal required.
Utilities Infrastructure	Amber	Substation box in corner of site. Close proximity to an existing pumping station. It may be that the layout of these sites can be adjusted so as not to encroach on the protection zone. Development should be located a minimum of 15 meters from Pumping Stations.
Contamination and ground stability	Amber	Previous use was boatyard and engineering works.
Flood Risk	Amber	Part in flood zone 2 and part in flood zone 3a.
Coastal Change	Green	
Market Attractiveness	Green	Good location.
Impact	Score (red/amber/green)	Comments
Nationally and Locally Significant Landscapes	Green	The site is within the Broads. Change will regenerate the site as there are empty buildings there.

Townscape		Regenerates a run-down area of the settlement.
Biodiversity and Geodiversity		SAC, SPA and SSSI 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 for mixed use.	OUL3	Sites Specifics Local Plan 2014
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 (as at May 2017).	
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):	See housing trajectory. Assumed 40 in the first year and 36 in the second year.	
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	See housing trajectory for estimation.	
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. Contributes to OAN.		

5 Marina Quays, Great Yarmouth

Policy Map Adopted July 2014

Inset Map 6. Great Yarmouth (Newtown)
Scale 1:2,500



© Crown copyright and database right 2014. Ordnance Survey Licence number 100021573. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. Contains, or is based upon, English Heritage's National Heritage List for England data © English Heritage. © Norfolk County Council. © Broads Authority. The data plotted on this map is derived from the above mentioned sources and is subject to the limitations of the digitising process.

Use of this data is subject to terms and conditions.

Go here for map bundle which also shows constraints:

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

a) Proposed land use in policy: land use that is compatible with the flood risk.

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

(private/public etc.)		
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 floor space): 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 is an important consideration.
Accessibility to local services and facilities	Green	Many services provided in Great Yarmouth. GP, Co-op and school as a minimum within 1.2km of site.
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. Policy states that use needs to be compatible with flood risk.
Coastal Change	Green	Note that the site is subject to tides.
Market Attractiveness	Amber	Depends on final land use. Note has been vacant for some years now.
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. As this depends on the final land use, this is striped.
Townscape	Green	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 is 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 for use compatible with flood risk.	GT-Y1	Sites Specific Local Plan 2014
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. Note that the site has been vacant for some years now.	
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, amenity	
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 identified need as such.		

b) Proposed land use: residential, holiday homes, moorings. Larger allocation.

Broads Local Plan

Marina Quays (Port of Yarmouth Marina) - Consultants

Scale 1:3,580



© Crown copyright [and database rights] 2016 OS 100021573. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. © Norfolk County Council. © Broads Authority. © English Heritage 2016. The English Heritage GIS Data contained in this material was obtained on 10/10/2016. The most publicly

Go here for map bundle which also shows constraints:

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

Site address: Marina Quays, Great Yarmouth	
Current planning status e.g. with permission, allocated, suggested through the Call for Sites etc.	Suggested through the Preferred Options consultation.
Site Size (hectares)	1.41Ha
Greenfield / Brownfield	Brownfield – part disused buildings and part flood defence.

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	Within flood zone 2 and 3a. Some proposals do seem to be in front of the flood defences so could be flood zone 3b.	
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 floor space): Proposed land use is market residential, holiday homes and moorings.		
<ul style="list-style-type: none"> • Retention of 34 moorings of which 4 shall be retained solely for visitors; • Provision of 11 houseboat moorings; • 12 new holiday units as permanent structures; and • 5 new permanent residential dwellings. 		
Density calculator	12.06 per Ha	
Suitability Assessment		
Constraint	Score (red/amber/green)	Comments
Access to site	Amber	The access from Caister Road is an important consideration.
Accessibility to local services and facilities	Amber	Many services provided in Great Yarmouth. But the larger area extends the site further from the urban area of Great Yarmouth. So to the northern extent, fewer services within 1.2km. Striped as the final layout could ensure residential is nearer to services.
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. Some proposals do seem to be in front of the flood defences so could be flood zone 3b. Striped as this could be dealt with through design.
Coastal Change	Green	Note that the site is subject to tides.
Market Attractiveness	Amber	The site could be attractive to people to live,

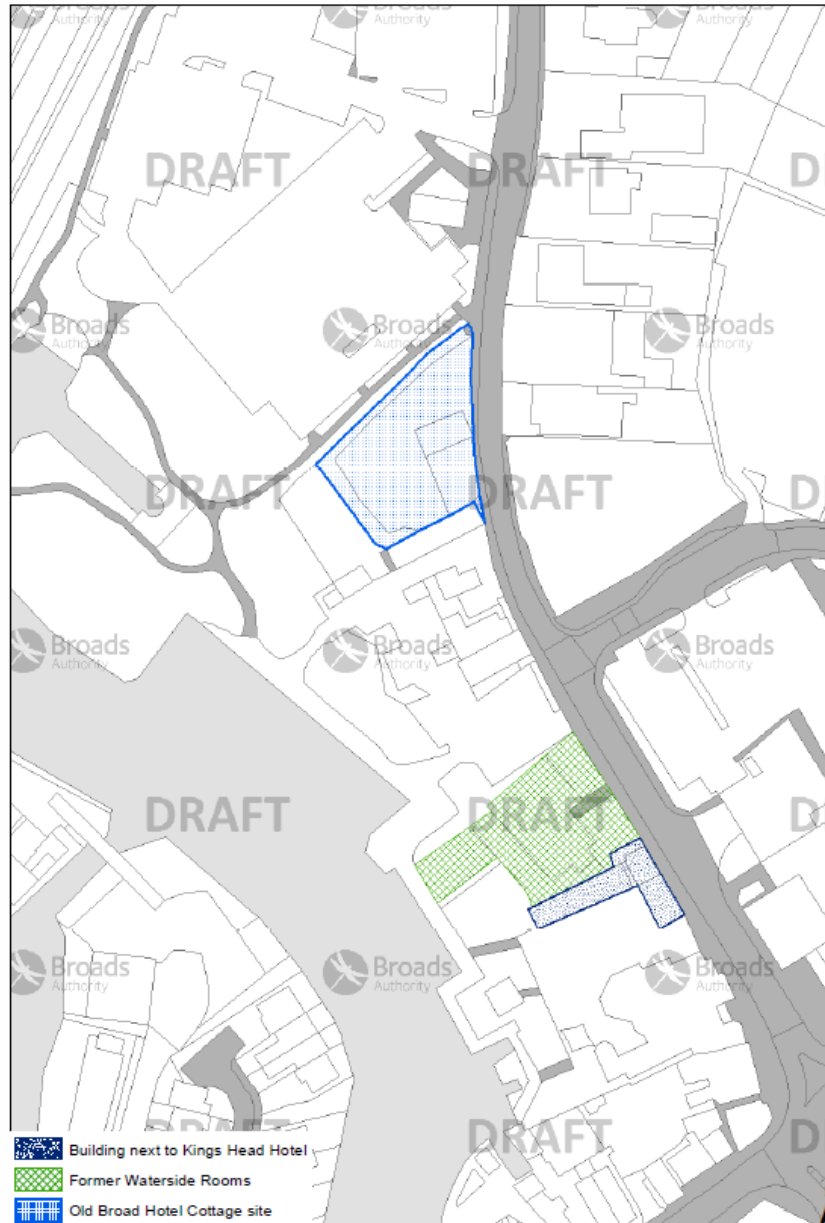
		stay or moor their boats although no justification for such uses has been submitted with the representation so striped.
Impact	Score (red/amber/green)	Comments
Nationally and Locally Significant Landscapes		The site is within the Broads. It is on the urban/rural fringe of Great Yarmouth. Change on one 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. That being said, the proposal is for a larger area than the current allocation which extends the site further from the urban area, so landscape impact could be greater.
Townscape		Change will regenerate the site as there are empty buildings there.
Biodiversity and Geodiversity		
Historic Environment		
Open Space		The Town Park is adjacent to the site.
Transport and Roads		The access from Caister Road is an important consideration. With dwellings, moorings and holiday accommodation having the potential to result in more car trips, the junction issue could be greater than the alternative land use as assessed previously.
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. With dwellings, moorings and holiday accommodation having the potential to result in more car trips, amenity could be more of an issue than the alternative land use as assessed previously.
Local Plan Designations (add further lines as required)		
Designation	Policy reference	Comments
Part of the proposed site is allocated for use compatible with flood risk.	GTY1 (part of the proposed site)	Sites Specific Local Plan 2014.
Availability Assessment (will require liaison with landowners)		
Is the site being marketed? Add any detail as necessary (e.g. where, by whom, how	Yes. Pre-application discussions ongoing.	

much for etc.)		
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):	17 dwellings likely in first year after permission granted.	
Comments		
Achievability (including viability)		
Comments	There are some important considerations as detailed in this table. These could be overcome depending on design and location of dwellings within the site.	
Overcoming Constraints		
Comments	Access, flood risk, design, amenity, landscape impact. The constraints could be overcome depending on design and layout.	
Trajectory of development		
Comments	-	
Barriers to Delivery		
Comments	Access, flood risk, design, amenity, landscape impact.	
Conclusion (e.g. is included in the theoretical capacity)		
The original allocation includes the rundown buildings. This proposal includes a larger area that extends beyond the urban area. Some of the proposals seem to put vulnerable land uses in areas of greater risk of flooding. Depending on final layout and design, this scheme could contribute to OAN.		

6 Brownfield Land off Station Road, Hoveton

Proposed land use: affordable and market dwellings, holiday accommodation, retail and leisure uses.

HOVETON



© Crown copyright and database right 2016. Ordnance Survey Licence number 100021573. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.
© Environment Agency copyright and/or database right 2015. All rights reserved. © Crown copyright and database rights 2004 Ordnance Survey 100024198

Go here for map bundle which also shows constraints: http://www.broads-authority.gov.uk/_data/assets/pdf_file/0005/814253/Hoveton-and-Wroxham.pdf

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

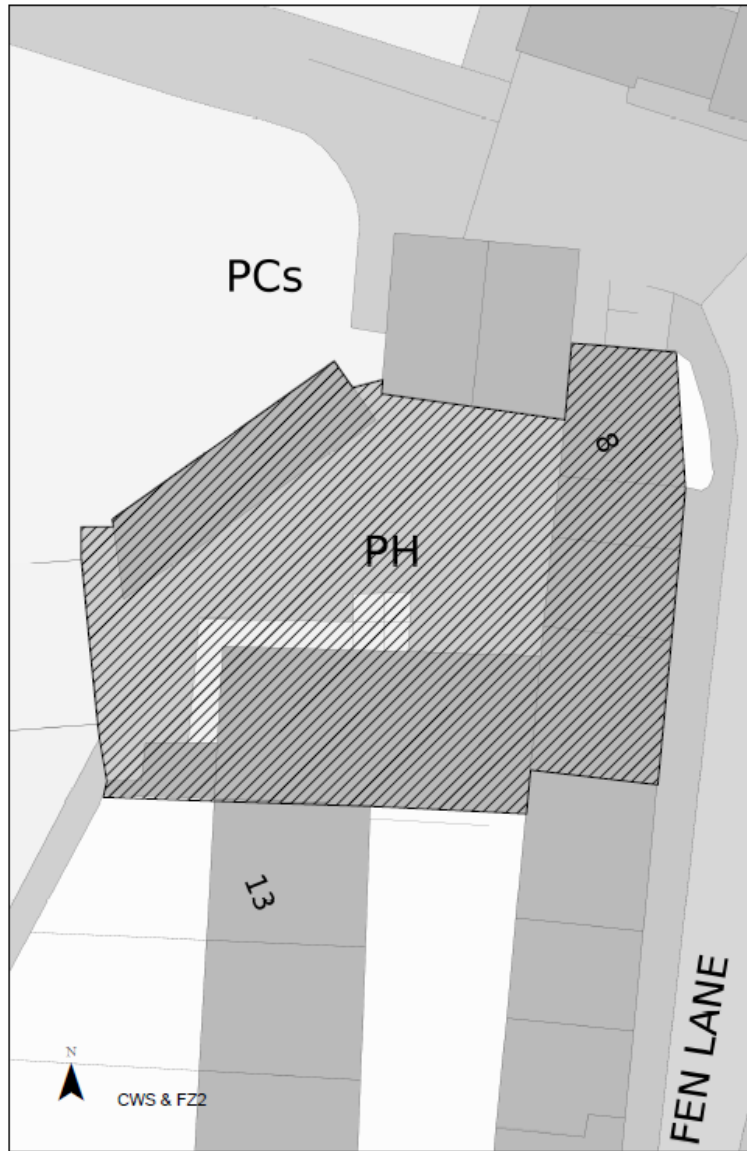
	Former Waterside Rooms: 0.08Ha Building next to King's Head: 0.03Ha	
Greenfield / Brownfield	Brownfield.	
Ownership (if known) (private/public etc.)	Private and various.	
Absolute Constraints Check		
Is the site in a ...		
SPA, SAC, SSSI or Ramsar	No	
National Nature Reserve	No	
Ancient Woodland	No	
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 floor space): Mixed use. Some potential for residential and holiday homes.		
Density calculator	-	
Suitability Assessment		
Constraint	Score (red/amber/green)	Comments
Access to site	Amber	Depends on final land use and the traffic it generates. As such, is striped.
Accessibility to local services and facilities	Green	Located in the centre.
Utilities Capacity	Green	None aware of.
Utilities Infrastructure	Green	None aware of.
Contamination and ground stability	Green	Unlikely.
Flood Risk	Amber	Flood zone 3a and 2.
Coastal Change	Green	
Market Attractiveness	Green	Central, riverside location.
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 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. As such, is striped.
Townscape	Green	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. As such is striped.
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.		Draft allocation in Preferred Options Local Plan.
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):	Assume Waterside Rooms, 7 market dwellings. Could be developed in a year.	
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, potentially access to the site and continued access along the river.	
Conclusion (e.g. is included in the theoretical capacity)		
Appropriate change on these sites is generally achievable. If developed for residential, could contribute to OAN.		

7 Loaves and Fishes, Beccles

Broads Local Plan

Former Loaves and Fishes, Beccles
Scale 1:250



© Crown copyright [and database rights] 2016 OS 100021573. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. ©Norfolk County Council. © Broads Authority. © English Heritage 2016. The English Heritage GIS Data contained in this material was obtained on 10/10/2016. The most publicly

Go here for map bundle which also shows constraints: http://www.broads-authority.gov.uk/_data/assets/pdf_file/0020/814232/Beccles.pdf

a) **Proposed land use: Public House or other tourist facility.**

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 floor space):		
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	None 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	Green	The site is within the Broads. Change will regenerate the site as there are empty buildings there. Design will be important.
Townscape	Green	Change will regenerate the site as there are empty buildings there.
Biodiversity and Geodiversity	Green	
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Green	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.	-	Draft allocation in Preferred Options Local Plan.
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	Considerations depend on final land use, but generally change in this area is achievable. Query why abandoned for so long however.	
Overcoming Constraints		
Comments	Considerations depend on final land use but it is likely that the constraints could be overcome.	
Trajectory of development		
Comments	-	
Barriers to Delivery		
Comments	Flood risk, viability, and amenity.	
Conclusion (e.g. is included in the theoretical capacity)		
Many considerations but generally achievable. Query why abandoned for so long however. Note that there is no identified need for leisure uses.		

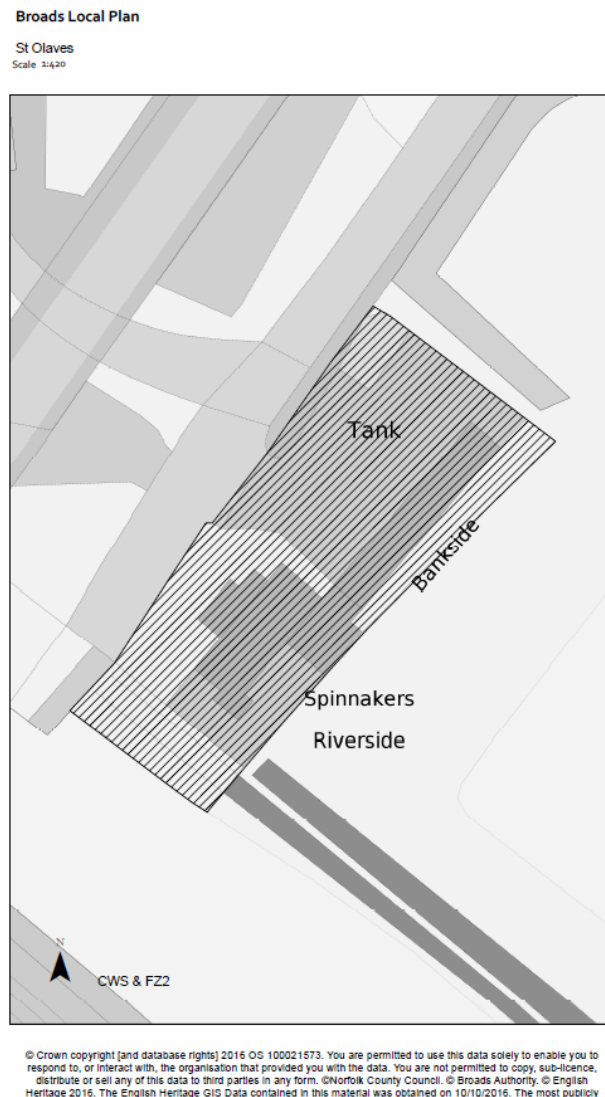
b) Proposed land use: Residential

Site address: Loaves and Fishes, Beccles		
Current planning status e.g. with permission, allocated, suggested through the Call for Sites etc.	Suggestion from Town Council and Beccles Society.	
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 floor space): Residential.		
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	None 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. In an area of residential.
Impact	Score (red/amber/green)	Comments
Nationally and Locally Significant Landscapes	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 design, 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	Considerations depend on and will inform design and layout, but generally change in this area is achievable.	
Overcoming Constraints		
Comments	Considerations depend on and will inform design and layout but it is likely that the constraints could be overcome.	
Trajectory of development		
Comments	-	
Barriers to Delivery		
Comments	Flood risk, viability, and amenity.	
Conclusion (e.g. is included in the theoretical capacity)		
Many considerations but generally achievable. Could contribute to OAN.		

8 Former Spinnakers restaurant, St Olaves

Proposed land use: restaurant, public house, holiday accommodation or a use related to boating activities.



Go here for map bundle which also shows constraints

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

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 floor space): Final use would be compatible with flood risk. Proposed land use: restaurant, public house, holiday accommodation or a use related to boating activities.		
Density calculator	-	
Suitability Assessment		
Constraint	Score (red/amber/green)	Comments
Access to site	Green	
Accessibility to local services and facilities	Red	Rates poorly. This may not be an issue for certain land uses however so is striped.
Utilities Capacity	Green	
Utilities Infrastructure	Green	
Contamination and ground stability	Green	Unlikely.
Flood Risk	Amber	In flood zone 2 and 3a. Policy states that future use needs to be compatible with flood risk.
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	Amber	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. Striped as depends on final usage.
Townscape	Green	Change will regenerate the site as there are empty buildings there.
Biodiversity and Geodiversity	Green	
Historic Environment	Green	Near to but separated from the Halvergate Marshes Conservation Area.

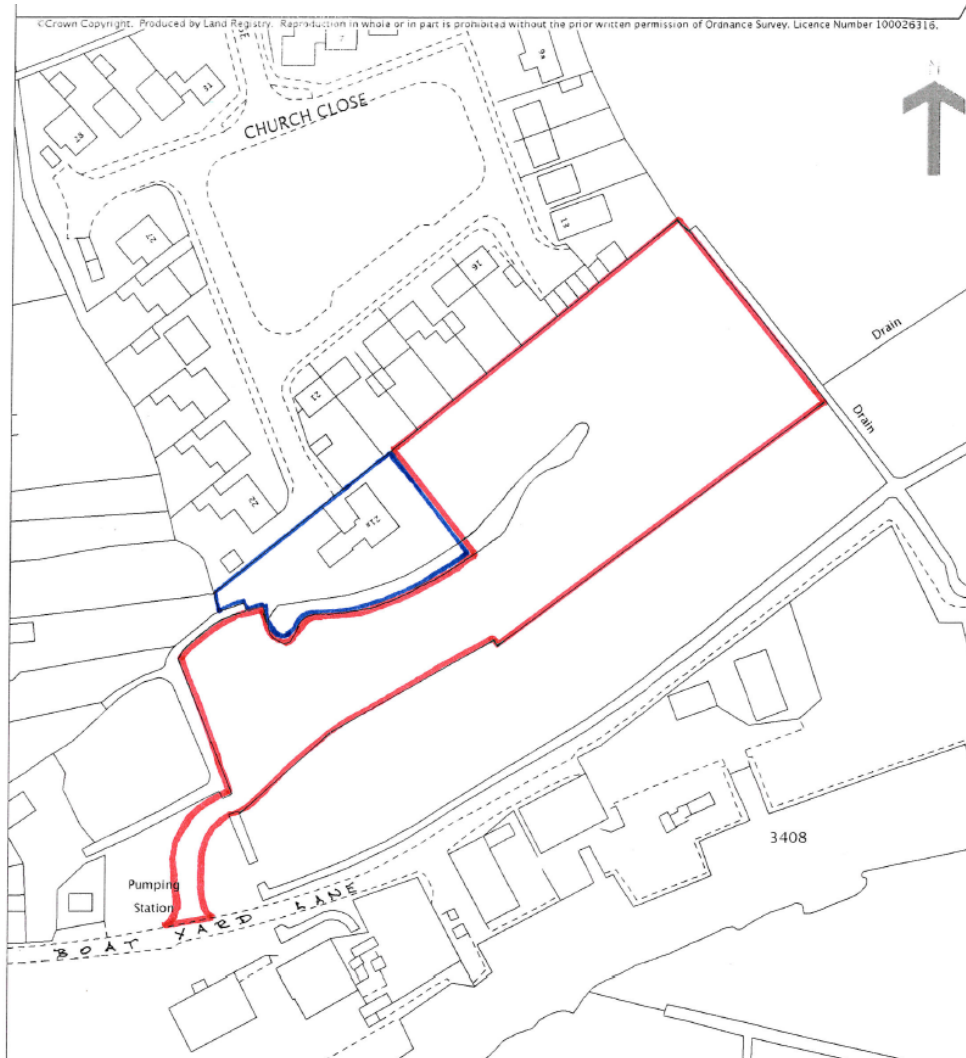
Open Space		
Transport and Roads		See assessment in Settlement Study. Could require use of car to access services/access the site. No public transport. This may not be an issue for certain land uses however so is striped.
Compatibility with neighbouring/adjoining uses		Fairly isolated location but not far from boatyard and next to the river.
Local Plan Designations (add further lines as required)		
Designation	Policy reference	Comments
Allocated for use compatible with flood risk.	SOL2	Sites Specifics Local Plan 2014
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. For residential according to Zoopla ⁷ .	
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.		

⁷ http://www.zoopla.co.uk/for-sale/details/33022986?utm_source=homesco&utm_medium=network&utm_campaign=aggregator#tUvApXI0DYuLSelb.97

9 Church Close, Chedgrave

Proposed land use: market residential.

Site plan taken from Planning Application BA/2015/0123/FU.



Site address: 21a Church Close	
Current planning status e.g. with permission, allocated, suggested through the Call for Sites etc.	Withdrawn planning application. Put forward as part of Preferred Options consultation.
Site Size (hectares)	No plans submitted. Presumed site the same size as the withdrawn planning application. 0.65ha
Greenfield / Brownfield	Greenfield garden land.
Ownership (if known) (private/public etc.)	Private.
Absolute Constraints Check	
Is the site in a ...	
SPA, SAC, SSSI or Ramsar	No

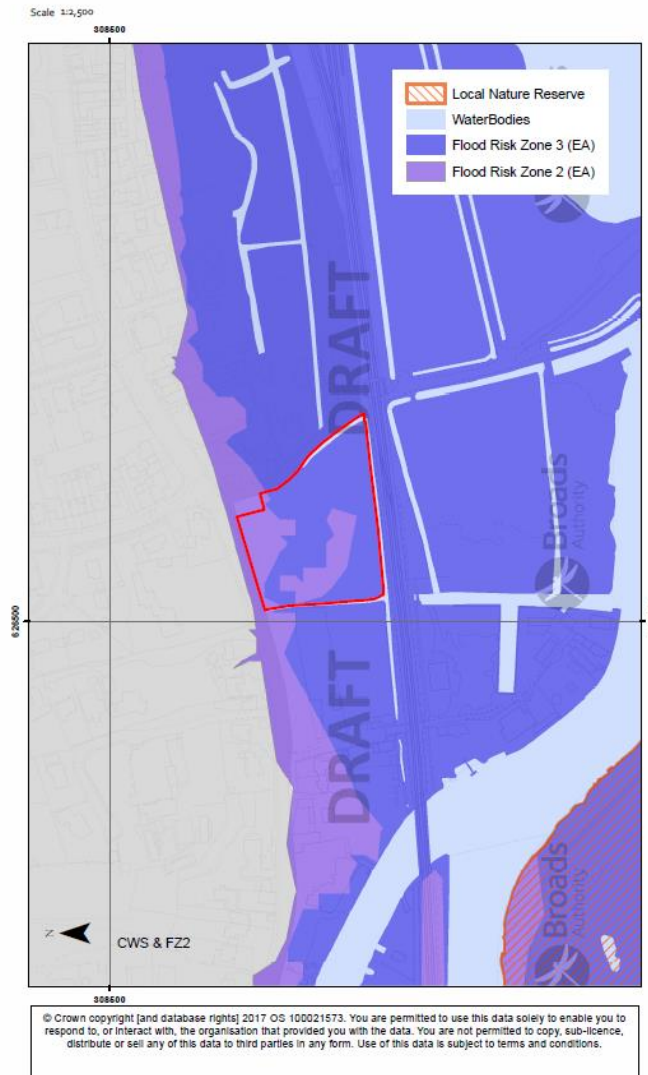
National Nature Reserve	No	
Ancient Woodland	No	
Flood risk zone 3b	No	
Scheduled Ancient Monument	No	
Statutory Allotments	No	
Locally Designated Green Space	No	
At risk from Coastal Erosion	No	
<i>If yes to any of the above, site will be excluded from further assessment.</i>		
Development Potential (number of dwellings, hectares of employment land or town centre use floor space): Representation suggests dwellings. Initial planning application stated 3 dwelling. Other conversations indicate one dwelling.		
Density calculator (range)	1.5 to 4.61 per hectare (depending on number of dwellings)	
Suitability Assessment		
Constraint	Score (red/amber/green)	Comments
Access to site	Amber	Highways Authority has concerns about the visibility from the access to the site.
Accessibility to local services and facilities	Green	Chedgrave and Loddon have many services and facilities which are within walking distance of this site.
Utilities Capacity	Green	No reason to consider that utilities capacity is an issue.
Utilities Infrastructure	Green	There are no obvious utilities on site.
Contamination and ground stability	Green	No reason to believe this site is contaminated.
Flood Risk	Green	
Coastal Change	Green	Not near the coast.
Market Attractiveness	Green	The dwelling would be for the owner. If more than one dwelling, still likely to be attractive to the market to reflect location.
Impact	Score (red/amber/green)	Comments
Nationally and Locally Significant Landscapes	Amber	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.
Townscape		
Biodiversity and Geodiversity	Amber	Could be an important part of the ecological

		network in the area (note no surveys completed to inform the HELAA).
Historic Environment		No obvious impact on the historic environment.
Open Space		Whilst a private garden, could be seen as an area of green infrastructure so striped.
Transport and Roads		Highways Authority has concerns about the visibility from the access to the site.
Compatibility with neighbouring/adjoining uses		The operation of the boatyards could be an issue if more residential properties in this area.
Local Plan Designations (add further lines as required)		
Designation	Policy reference	Comments
Not allocated.	-	-
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.)	No as land owner would build dwelling for himself. That being said, land owner is keen to develop land for dwelling.	
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):		See below
Comments	Built in one year from gaining planning permission.	
Achievability (including viability)		
Comments	Planning application was withdrawn to reflect highways and landscape issues, but these could be addressed. In theory, development on this site is achievable.	
Overcoming Constraints		
Comments	Highways access. Amenity (with current boat yard). Landscape impact. Through design, these could be overcome.	
Trajectory of development		
Comments	Built in one year from gaining planning permission.	
Barriers to Delivery		
Comments	Highways access. Amenity (with current boat yard). Landscape impact.	
Conclusion (e.g. is included in the theoretical capacity)		
In theory, could contribute to OAN.		

Please note that this site has a separate Topic Paper <http://www.broads-authority.gov.uk/planning/planning-policies/development/future-local-plan/evidence-base2>

10 Thunder Lane, Thorpe St Andrew

Proposed land use: care home for the elderly.



Site address: Thunder Lane, Thorpe St Andrew	
Current planning status e.g. with permission, allocated, suggested through the Call for Sites etc.	Suggested as part of Preferred Options consultation.
Site Size (hectares)	0.76Ha
Greenfield / Brownfield	Greenfield
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	Flood Zone 3. No buildings on site, but site is other side of railway.

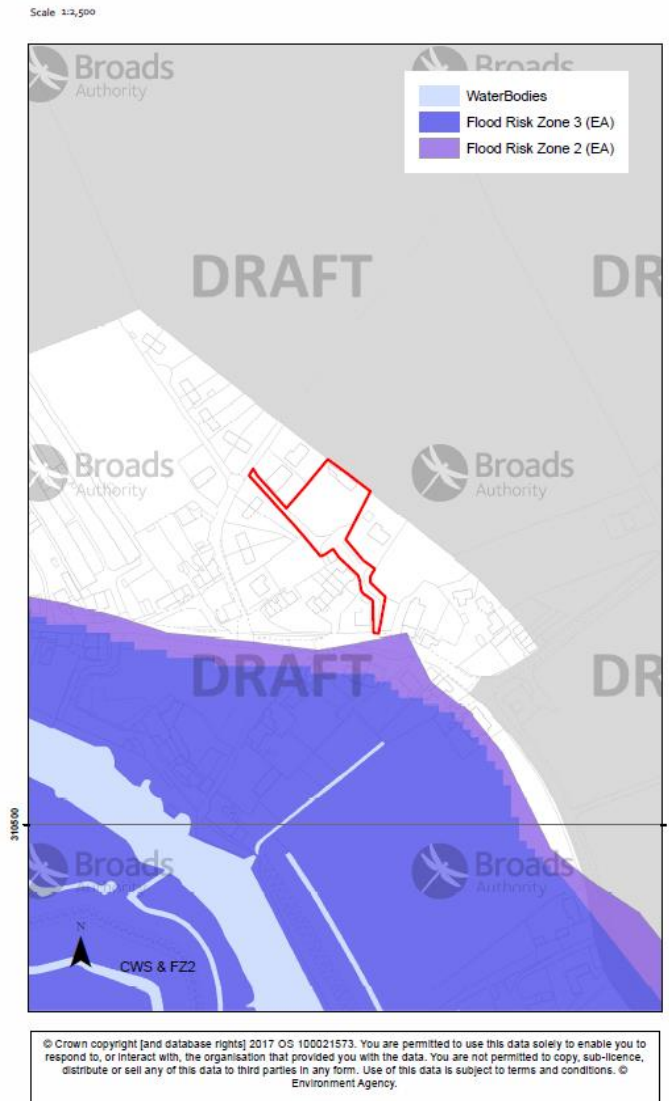
Scheduled Ancient Monument	No	
Statutory Allotments	No	
Locally Designated Green Space	No	
At risk from Coastal Erosion	No	
<i>If yes to any of the above, site will be excluded from further assessment.</i>		
Development Potential (number of dwellings, hectares of employment land or town centre use floor space): Mixed use. Quantum of development not known. Could be for elderly care home use.		
Density calculator	N/A	
Suitability Assessment		
Constraint	Score (red/amber/green)	Comments
Access to site	Amber	Access could be via Whitlingham Lane rather than directly onto Thorpe Road which is generally acceptable. There could still be a requirement for improvements.
Accessibility to local services and facilities	Green	Excellent access by foot and public transport to a variety of services (as it is on the fringe of Norwich).
Utilities Capacity	Green	No information to indicate an issue.
Utilities Infrastructure	Amber	There is an electricity substation on site.
Contamination and ground stability	Green	No obvious reason to consider the site is contaminated.
Flood Risk	Red	Flood Zone 3. No buildings on site, but site is other side of railway – could be 3b therefore? Potential for site to be laid out in a way to reflect flood risk.
Coastal Change	Green	Not near the coast.
Market Attractiveness	Green	To reflect location, likely to be attractive.
Impact	Score (red/amber/green)	Comments
Nationally and Locally Significant Landscapes	Red	Not so much the setting, but the view into the Broads. The general character along Thorpe Road is that of development interspersed with open spaces (such as Thorpe River Green, the Cemetery and this site).
Townscape		
Biodiversity and Geodiversity	Amber	The site is generally open and left to be overgrown thus providing a potentially important resources for biodiversity. Likely to be important in terms of ecological networks as it is within a large built up area.
Historic Environment	Red	Given the flood constraints on the site the development would likely be laid out so buildings are immediately adjacent to the road side of the site and would therefore have the maximum adverse visual impact on the conservation area.

Open Space		This could be classed as an area of (amenity) open space although not open to the public.
Transport and Roads		
Compatibility with neighbouring/adjoining uses		Notwithstanding the impact on the views over the site to the Broads, there is residential on one side and businesses on the other side of the site. There is a train line. So through design, development could be compatible.
Local Plan Designations (add further lines as required)		
Designation	Policy reference	Comments
Not allocated in Local Plan	-	-
Availability Assessment (will require liaison with landowners)		
Is the site being marketed?	Land owner put site forward and has agents acting on their behalf.	
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):	See below.	
Comments	Likely all in the same year.	
Achievability (including viability)		
Comments	Landowner put site forward indicating he is open to the site being developed. Flood risk could be an issue and could impact the layout and future land use. Views and impact on the conservation area seem limiting factors.	
Overcoming Constraints		
Comments	Flood risk – format and land use could reflect this. Substation on site could be accommodated through the layout. Views into the Broads likely to be affected by any type of building development. Impact on conservation area.	
Trajectory of development		
Comments	Likely to completed within a year after permission granted.	
Barriers to Delivery		
Comments	Flood risk, substation on site, views into the Broads, impact on conservation area.	
Conclusion (e.g. is included in the theoretical capacity)		
To reflect red codling in the table above, not a suitable site.		

Please note that this site has a separate Topic Paper <http://www.broads-authority.gov.uk/planning/planning-policies/development/future-local-plan/evidence-base2>.

11 Land at Tiedam, Stokesby

Proposed land use: market housing.



Site address: Near Tiedam, Stokesby.	
Current planning status e.g. with permission, allocated, suggested through the Call for Sites etc.	Suggested as part of Preferred Options consultation.
Site Size (hectares)	0.15Ha
Greenfield / Brownfield	Greenfield
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 floor space): Around 4 dwellings		
Density calculator	22 dwellings per hectare	
Suitability Assessment		
Constraint	Score (red/amber/green)	Comments
Access to site	Amber	Part of access is not adopted. Visibility from the access directly onto The street could possibly only be achieved by off-site highway works or by a Section 106 Agreement to secure visibility across third party land. Rated Amber as a surfaced road would need providing for a short length and a S106 agreement needed to ensure the visibility splay is maintained in perpetuity...
Accessibility to local services and facilities	Red	Stokesby has a church, village hall, pub, shop, play area and moorings. Rates in lower third of settlements assessed in the Settlements Study ⁸ and has only one core service within 1.2km of site.
Utilities Capacity	Green	Stokesby recently received mains sewerage.
Utilities Infrastructure	Green	No obvious constraints.
Contamination and ground stability	Green	None obvious from site visit and history as market garden/paddock. Houses adjoin the site and do not seem to be affected by poor ground stability.
Flood Risk	Green	Flood zone 1
Coastal Change	Green	Not near the coast.
Market Attractiveness	Green	The Parish Council generally consider there is a need for dwellings so this could point to dwellings in Stokesby being attractive.
Impact	Score (red/amber/green)	Comments
Nationally and Locally Significant Landscapes	Green	Whilst located in a National Park equivalent area, site is situated on the periphery with little obvious impact on the Broads.
Townscape	Green	
Biodiversity and Geodiversity	Amber	Ecologist does not have any objections in principle to this site being allocated, as long as habitat and species surveys were undertaken prior to any future

⁸ http://www.broads-authority.gov.uk/data/assets/pdf_file/0006/764475/Broads-Authority-Settlement-Study-no-hierarchy-in.pdf

		development (as such, rated amber). There is an important tree on the site.
Historic Environment		Not in a conservation area and listed buildings are not near the site.
Open Space		This is private land and is not public open space. There could be a green infrastructure element to the site which could be continued in some form hence amber.
Transport and Roads		Distance from a service centre likely to preclude the opportunity of enabling a mode shift from the private car to public transport. Unlikely to generate a significant impact in terms of vehicle trip generation.
Compatibility with neighbouring/adjoining uses		Amenity would be a key consideration, but housing is the main land use adjoining the site.
Local Plan Designations (add further lines as required)		
Designation	Policy reference	Comments
-	-	-
Availability Assessment (will require liaison with landowners)		
Is the site being marketed?	No. That being said, landowner put the site forward for consideration.	
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):	Assume 4 per year.	
Comments	All completed in one year after permission received.	
Achievability (including viability)		
Comments	No obvious unexpected scheme costs.	
Overcoming Constraints		
Comments	Apart from the limited range of facilities and services available in the village, all other constraints can be overcome it seems.	
Trajectory of development		
Comments	Could be completed in the same year and within 5 years of plan adoption.	
Barriers to Delivery		
Comments	Acceptable design, amenity issues, loss of green infrastructure, limited range of facilities and services available in the village.	
Conclusion (e.g. is included in the theoretical capacity)		
According to the HELAA assessment, the site is not suitable for development.		

Please note that this site has a separate Topic Paper <http://www.broads-authority.gov.uk/planning/planning-policies/development/future-local-plan/evidence-base2>

12 Blackgate Farm, Great Yarmouth

Proposed land use: Gypsy and traveller site



 Norfolk County Council

Mr L Rooney.

1:1,250

Site address: Blackgate Farm, Great Yarmouth.	
Current planning status e.g. with permission, allocated, suggested through the Call for Sites etc.	Suggested through pre-application stage (contact with Development Management Officer).
Site Size (hectares)	0.3Ha
Greenfield / Brownfield	Garden land.
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 floor space):	

Gypsy and Traveller site – 10 pitches. Note that owner indicated desire for static caravans, occupied all year round.		
Density calculator		33.3 per hectare
Suitability Assessment		
Constraint	Score (red/amber/green)	Comments
Access to site	Amber	Whilst Highways England does not have concerns in relation to the Gapton Roundabout, Norfolk County Council does have some concerns regarding access.
Accessibility to local services and facilities	Green	There are many varied facilities and services nearby as well as accessible by bus.
Utilities Capacity	Green	No indication that there is an issue.
Utilities Infrastructure	Green	No indication that there is an issue.
Contamination and ground stability	Green	Site seems to have been in greenfield use before and then used for some storage. The site is tarmac currently and there is a house on the site as well.
Flood Risk	Amber	In flood risk zone 3, but not functional flood plain.
Coastal Change	Green	No affected by this, although Great Yarmouth is a coastal town.
Market Attractiveness	Green	Would be attractive to Gypsy and Travellers wishing to stay there.
Impact	Score (red/amber/green)	Comments
Nationally and Locally Significant Landscapes	Green	Whilst in the Broads, the general area is not one of high landscape quality. There is a scrap yard next door for example and retail park on another boundary.
Townscape		
Biodiversity and Geodiversity	Green	
Historic Environment	Green	
Open Space	Green	The site is garden land.
Transport and Roads	Amber	Whilst Highways England does not have concerns in relation to the Gapton Roundabout, Norfolk County Council does have some concerns regarding access.
Compatibility with neighbouring/adjoining uses	Green	This area is one of retail and light industry. That being said, another Gypsy and Traveller site is very close to this proposed site. There is already a house on this site.
Local Plan Designations (add further lines as required)		
Designation	Policy reference	Comments
Not allocated.	-	-

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.)	The landowner would develop the site for Gypsy and Traveller use.	
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):	See below.	
Comments	All in the same year following the granting of planning permission.	
Achievability (including viability)		
Comments	The landowner would develop the site and is eager to do so it seems. As such, site likely to be achievable.	
Overcoming Constraints		
Comments	Flood risk and highways authority concerns. Depends on whether the site will be used for mobile, short stay caravans or permanently occupied static caravans.	
Trajectory of development		
Comments	All in the same year following the granting of planning permission.	
Barriers to Delivery		
Comments	Flood risk and highways authority concerns.	
Conclusion (e.g. is included in the theoretical capacity)		
According to HELAA, site is suitable.		

13 Broadland Nurseries, Ormesby St Michael

Broads Local Plan

Ormesby Nursery

Scale 1:1,950



© Crown copyright [and database rights] 2016 OS 100021573. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. © Norfolk County Council. © Broads Authority. © English Heritage 2016. The English Heritage GIS Data contained in this material was obtained on 10/10/2016. The most publicly

a) Proposed land use: housing

Site address: Broadland Nurseries, Ormesby St Michael	
Current planning status e.g. with permission, allocated, suggested through the Call for Sites etc.	Suggested through pre-application stage (contact with Development Management Officer).
Site Size (hectares)	2.4Ha
Greenfield / Brownfield	Brownfield

Ownership (if known) (private/public etc.)	Private	
Absolute Constraints Check		
Is the site in a ...		
SPA, SAC, SSSI or Ramsar	On boundary of SSSI and SAC	
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 floor space): 9 dwellings on part. Unsure of use of rest of site.		
Density calculator	3.75 per ha	
Suitability Assessment		
Constraint	Score (red/amber/green)	Comments
Access to site	Yellow	Issue of visibility from the access.
Accessibility to local services and facilities	Red	Rollsby can be accessed by foot but has only a Primary School and Restaurant. Distance is 0.7 miles. Ormesby St Margaret can be access by foot and has a range of services including GP, Pharmacy, Junior School and play areas. Distance is 2 miles. So only one core service within 1.2km.
Utilities Capacity	Green	No indication that this is an issue.
Utilities Infrastructure	Green	No indication that this is an issue.
Contamination and ground stability	Yellow	Potential history of fertiliser usage but unsure to the extent that this is an issue for future housing so striped.
Flood Risk	Yellow	Most of site in flood zone 3 with limited structures and some in flood zone 2.
Coastal Change	Green	
Market Attractiveness	Green	
Impact	Score (red/amber/green)	Comments
Nationally and Locally Significant Landscapes	Yellow	Site is within the Broads, but currently a nursery. Only some of the site proposed to be dwellings but no firm plans for the rest of the site.
Townscape	Yellow	
Biodiversity and Geodiversity	Yellow	Boundary of SSSI

Historic Environment		
Open Space		
Transport and Roads		Likely to be reliant on car usage.
Compatibility with neighbouring/adjoining uses		
Local Plan Designations (add further lines as required)		
Designation	Policy reference	Comments
Not allocated	-	-
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.)	Discussions with LPA to date only.	
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):		9 in the first year.
Comments	All 9 likely to be completed within the first year after permission granted.	
Achievability (including viability)		
Comments	Landowner keen to see change here. Many constraints, but these could be overcome through design and layout. Likely reliance on car use to access services.	
Overcoming Constraints		
Comments	Landowner keen to see change here. Many constraints, but these could be overcome through design and layout. Likely reliance on car use to access services.	
Trajectory of development		
Comments	All 9 likely to be completed within the first year after permission granted.	
Barriers to Delivery		
Comments	Flood risk, access to site, access to services and facilities, near a SSSI and landscape etc.	
Conclusion (e.g. is included in the theoretical capacity)		
According to the HELAA assessment, the site is not suitable for residential development.		

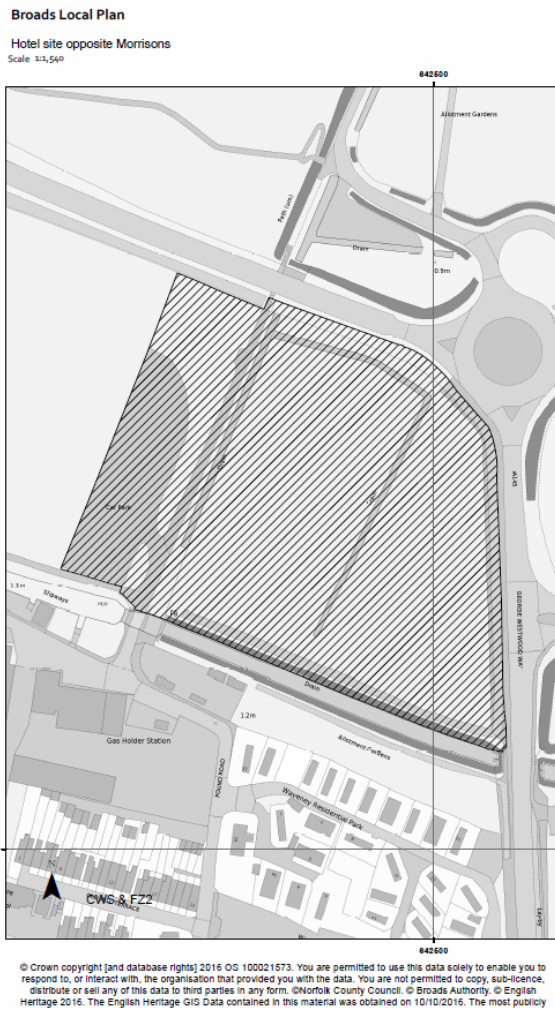
b) Proposed land use: continued economical/employment use.

Site address: Broadland Nurseries, Ormesby St Michael		
Current planning status e.g. with permission, allocated, suggested through the Call for Sites etc.	Not allocated. This assessment reflects current situation – employment use.	
Site Size (hectares)	2.4Ha	
Greenfield / Brownfield	Brownfield	
Ownership (if known) (private/public etc.)	Private	
Absolute Constraints Check		
Is the site in a ...		
SPA, SAC, SSSI or Ramsar	On boundary of SSSI and SAC	
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 floor space): Remain in employment use.		
Density calculator	-	
Suitability Assessment		
Constraint	Score (red/amber/green)	Comments
Access to site		Issue of visibility from the access, but this assessment is for continuation of employment use which could be as it is now, or another. Striped as new use could generate more or less traffic.
Accessibility to local services and facilities		Customers/employees likely to drive to the site (as they do now).
Utilities Capacity		No indication that this is an issue.
Utilities Infrastructure		No indication that this is an issue.
Contamination and ground stability		Potential history of fertiliser usage, but this assessment is for continuation of employment use which could be as it is now, or another.
Flood Risk		Most of site in flood zone 3 with limited structures and some in flood zone 2. Could affect change to the site.
Coastal Change		
Market Attractiveness		

Impact	Score (red/amber/green)	Comments
Nationally and Locally Significant Landscapes		Site is within the Broads, but currently a nursery. An accepted land use currently. However, different employment use may wish for different types of development hence striped.
Townscape		
Biodiversity and Geodiversity		Boundary of SSSI. Could affect change to the site.
Historic Environment		
Open Space		
Transport and Roads		Likely to be reliant on car usage.
Compatibility with neighbouring/adjoining uses		
Local Plan Designations (add further lines as required)		
Designation	Policy reference	Comments
Not allocated	-	-
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.)	Currently in use as a nursery.	
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	-	
Achievability (including viability)		
Comments	Seems main reason for change to this site is retirement of owner. Unsure if current business is unviable.	
Overcoming Constraints		
Comments	Many constraints, but these could be overcome through design and layout. Likely reliance on car use.	
Trajectory of development		
Comments	-	
Barriers to Delivery		
Comments	Flood risk, access to site, distance from population, near a SSSI and landscape etc.	
Conclusion (e.g. is included in the theoretical capacity)		
Retaining in employment use could continue to contribute to the wider economy.		

14 Site Opposite Morrisons, Beccles

Proposed land use: hotel.



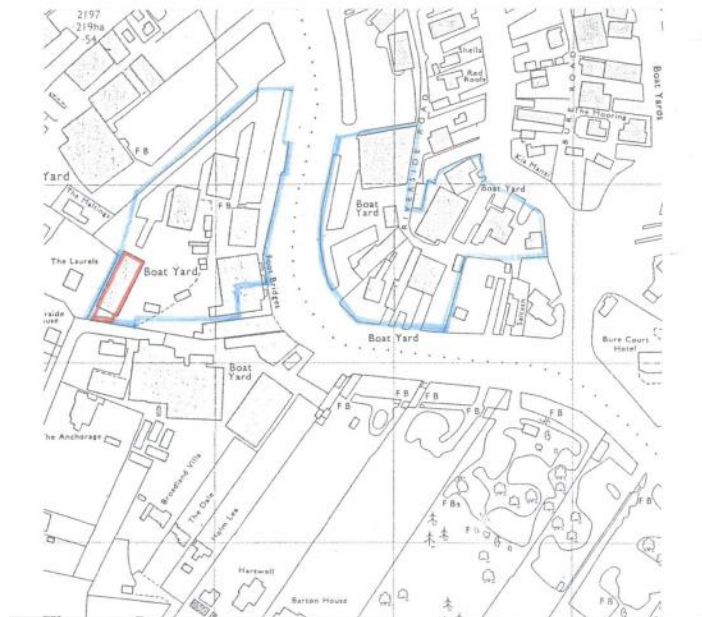
Site address: Opposite Morrisons, Beccles	
Current planning status e.g. with permission, allocated, suggested through the Call for Sites etc.	Not allocated. Suggested through Preferred Options consultation.
Site Size (hectares)	1.81Ha
Greenfield / Brownfield	Greenfield. May include the car parking area which is 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	Flood zone 2 and 3 with no built development. Could be functional flood plain.

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 floor space): Hotel.		
Density calculator	-	
Suitability Assessment		
Constraint	Score (red/amber/green)	Comments
Access to site	Red	Could be problematic. If off George Westwood Way, issue of Morrisons and being close to other junctions. Common Lane North and Fen Lane seems quite a narrow road. Marked as red as it seems difficult to overcome.
Accessibility to local services and facilities	Green	On the edge of Beccles, but some services nearby. It could be that hotel users may just stay at the hotel and not need local facilities or services.
Utilities Capacity	Green	
Utilities Infrastructure	Green	
Contamination and ground stability	Amber	There could be stability issues (although no survey undertaken to inform HELAA).
Flood Risk	Red	Flood zone 2 and 3 with no built development.
Coastal Change	Green	
Market Attractiveness	Amber	A hotel here could prove popular, although no data to prove this or justify a hotel here provided.
Impact	Score (red/amber/green)	Comments
Nationally and Locally Significant Landscapes	Amber	Within the Broads, but opposite Morrisons. Does provide a semi-rural gateway to Beccles.
Townscape	Amber	Open land use typical of the area on the west side of George Westwood Way.
Biodiversity and Geodiversity	Amber	This open area could be important to biodiversity (although no survey undertaken to inform HELAA).
Historic Environment	Green	
Open Space	Amber	This is amenity open space with a green infrastructure function.
Transport and Roads	Red	Could be problematic. If off George Westwood Way, issue of Morrisons and being close to

		other junctions. Common Lane North and Fen Lane seems quite a narrow road. Marked as red as it seems difficult to overcome.
Compatibility with neighbouring/adjoining uses		
Local Plan Designations (add further lines as required)		
Designation	Policy reference	Comments
Not allocated	-	-
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 significantly.	
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	Could be built out with a year after permission granted.	
Achievability (including viability)		
Comments	Flood risk and site access appear to be significant constraints that would affect achievability. Also no information to justify a hotel on this site.	
Overcoming Constraints		
Comments	Flood risk and access may be able to be overcome following further details work.	
Trajectory of development		
Comments	Could be built out with a year after permission granted.	
Barriers to Delivery		
Comments	Flood risk, access, ground stability, impact on landscape and townscape character.	
Conclusion (e.g. is included in the theoretical capacity)		
There are many constraints and no current evidence to justify approach. Not suitable.		

15 Former More and Co, Staitheway Road, Wroxham.

Proposed use: 3 Holiday homes



Barnes Brinkcraft Ltd
 Staitheway Road Wroxham Norfolk
 Part Demolition of Boatshed and Erection of
 Terrace of Three Holiday Cottages
 Application for Re-Approval of Planning Permission
 BA/2013/0019/FUL

Site Plan at 1 :2500

Showing Site of Proposal and other Land in the
 Applicants Ownership

Prepared by



ANTHONY KNIGHTS

BA (Hons) MA Dip Env P Dip Const P MRTP I BRC

Chartered Town Planner

Architecture, Town Planning, Interior Design, Conservation

THE OLD HALL, LEEDER HILL, POSTWICK, NORWICH, NR1 3 5EU

Telephone 01603 430822 : Mobile 07788586005 : Email: hockarup@btinternet.com

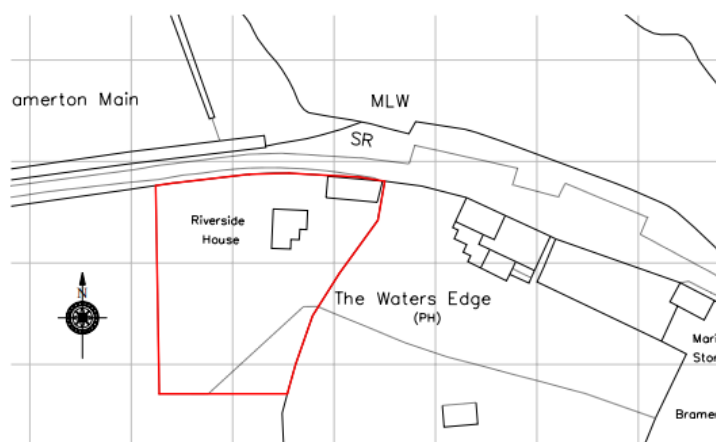
Site address: Former More and Co, Staitheway Road, Wroxham.	
Current planning status e.g. with permission, allocated, suggested through the Call for Sites etc.	Permission granted 2016. Ref: BA/2015/0381/FUL
Site Size (hectares)	0.46 Ha
Greenfield / Brownfield	Brownfield
Ownership (if known) (private/public 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 floor space):		
3 Holiday homes.		
Density calculator	6.5 dwellings per hectare	
Suitability Assessment		
Constraint	Score (red/amber/green)	Comments
Access to site		
Accessibility to local services and facilities		
Utilities Capacity		
Utilities Infrastructure		
Contamination and ground stability		
Flood Risk		
Coastal Change		
Market Attractiveness		
Impact	Score (red/amber/green)	Comments
Nationally and Locally Significant Landscapes		
Townscape		
Biodiversity and Geodiversity		
Historic Environment		
Open Space		
Transport and Roads		
Compatibility with neighbouring/adjoining uses		Whilst next to a boatyard, there are other holiday homes in the area.
Local Plan Designations (add further lines as required)		
Designation	Policy reference	Comments
Not allocated	-	-
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. It is being built as at May 2017.	
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):		3 a year
Comments		
Achievability (including viability)		
Comments	Seems achievable given the few constraints.	
Overcoming Constraints		
Comments	Few to overcome it seems.	
Trajectory of development		
Comments	Likely to be completed in 2017.	
Barriers to Delivery		
Comments	Very limited.	
Conclusion (e.g. is included in the theoretical capacity)		
Site is suitable.		

16 Riverside House, Woodsend, Kirby Bedon

Proposed use: Holiday Home



Ordnance Survey (c) Crown Copyright 2016. All rights reserved. Licence number 100022432

Site Plan (1:500)

Source: Planning Application BA/2016/0379/CU

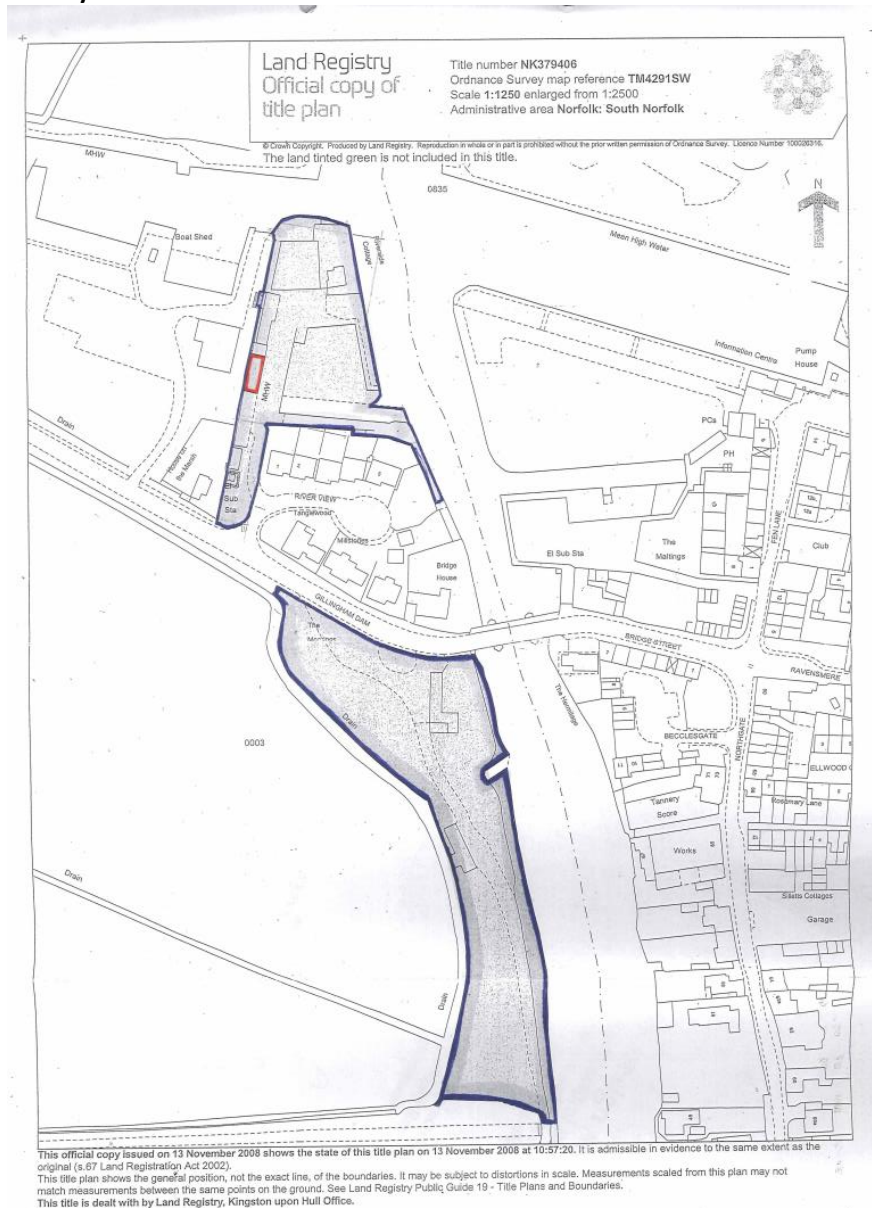
Site address: Riverside House, Woodsend, Kirby Bedon	
Current planning status e.g. with permission, allocated, suggested through the Call for Sites etc.	Permitted 2016 Ref: BA/2016/0379/CU
Site Size (hectares)	0.2Ha
Greenfield / Brownfield	Brownfield
Ownership (if known) (private/public etc.)	Private
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 floor space): Holiday home.	
Density calculator	-
Suitability Assessment	
Constraint	Score (red/amber/green)
Comments	

Access to site		
Accessibility to local services and facilities		No core services within walking distance.
Utilities Capacity		
Utilities Infrastructure		
Contamination and ground stability		
Flood Risk		
Coastal Change		
Market Attractiveness		
Impact	Score (red/amber/green)	Comments
Nationally and Locally Significant Landscapes		
Townscape		
Biodiversity and Geodiversity		
Historic Environment		
Open Space		
Transport and Roads		Likely reliance on car use.
Compatibility with neighbouring/adjoining uses		Although pub next door.
Local Plan Designations (add further lines as required)		
Designation	Policy reference	Comments
Not allocated	-	-
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.)	It is currently being built (May 2017).	
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):		In one year.
Comments		
Achievability (including viability)		
Comments	As being built out, consider achievable.	
Overcoming Constraints		
Comments	Access to services and facilities constraints unlikely to be addressed – not aware of plans to provide more services and facilities in the area.	

Trajectory of development	
Comments	Permitted and being built.
Barriers to Delivery	
Comments	None.
Conclusion (e.g. is included in the theoretical capacity)	
Not suitable according to HELAA Assessment.	

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

Proposed use: Holiday home



Source: Planning Application BA/2016/0103/NONMAT

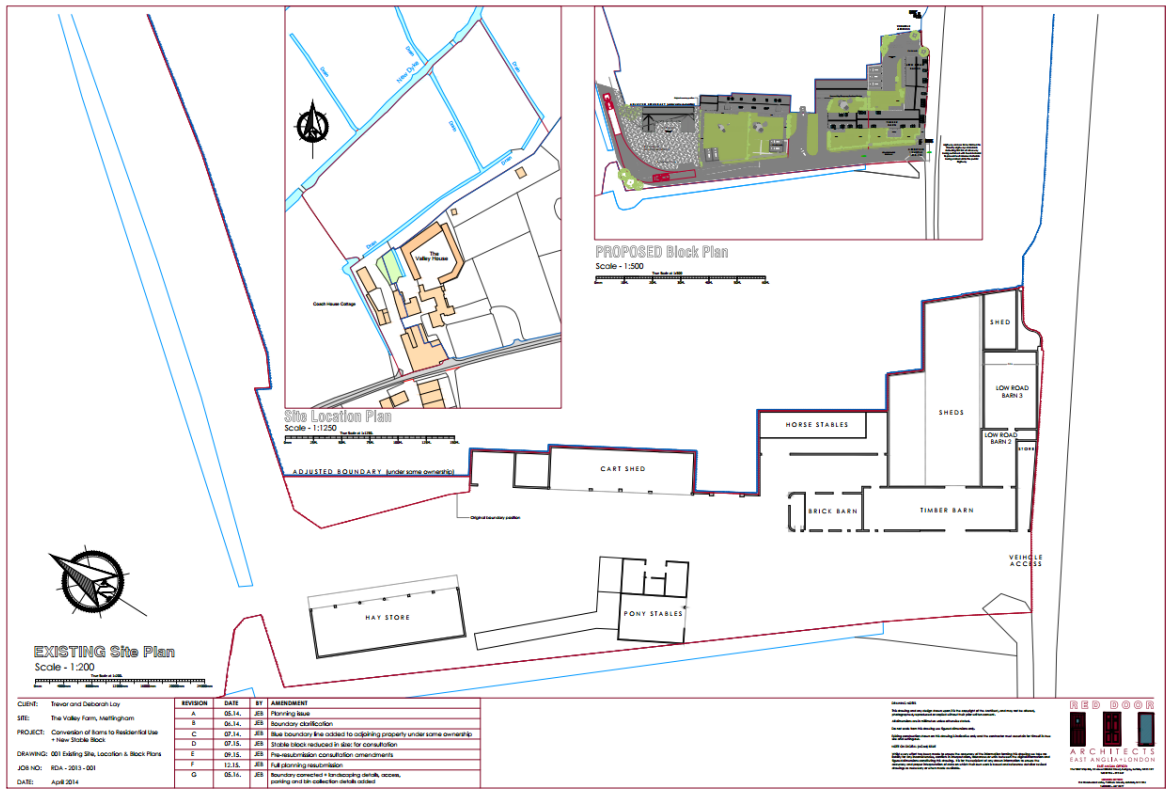
Site address: Derby's Quay, Bridge Wharf, Gillingham Dam, Gillingham	
Current planning status e.g. with permission, allocated, suggested through the Call for Sites etc.	Permitted 2010, extension 2013, non-material amendment 2016. Ref: BA/2016/0103/NONMAT
Site Size (hectares)	0.415Ha
Greenfield / Brownfield	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 floor space):		
1 Holiday home		
Density calculator	2.40 dwellings per hectare	
Suitability Assessment		
Constraint	Score (red/amber/green)	Comments
Access to site	Green	
Accessibility to local services and facilities	Green	
Utilities Capacity	Green	
Utilities Infrastructure	Green	
Contamination and ground stability	Green	
Flood Risk	Amber	
Coastal Change	Green	
Market Attractiveness	Green	
Impact	Score (red/amber/green)	Comments
Nationally and Locally Significant Landscapes	Green	
Townscape	Green	
Biodiversity and Geodiversity	Green	Potential for bats
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Green	
Compatibility with neighbouring/adjoining uses	Green	
Local Plan Designations (add further lines as required)		
Designation	Policy reference	Comments
Not allocated	-	-
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 permission.	

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):		1 in a year
Comments		
Achievability (including viability)		
Comments		
Has permission and is being built so consider achievable.		
Overcoming Constraints		
Comments		
Few constraints to overcome.		
Trajectory of development		
Comments		
Permitted and being built.		
Barriers to Delivery		
Comments		
No barriers.		
Conclusion (e.g. is included in the theoretical capacity)		
Suitable according to HELAA Assessment.		

18 The Valley House, Low Road, Mettingham

Proposed use: 4 dwellings



Source: Planning Application BA/2015/0426

Site address: The Valley House, Low Road, Mettingham	
Current planning status e.g. with permission, allocated, suggested through the Call for Sites etc.	Permitted 2016 Ref: BA/2015/0426
Site Size (hectares)	2.57Ha
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 floor space): 4 dwellings		
Density calculator	1.56 dwelling per Hectare	
Suitability Assessment		
Constraint	Score (red/amber/green)	Comments
Access to site		Some considerations which can be addressed.
Accessibility to local services and facilities		No core services within 1.2km. Likely rely on car.
Utilities Capacity		
Utilities Infrastructure		
Contamination and ground stability		
Flood Risk		Flood zone 2.
Coastal Change		
Market Attractiveness		
Impact	Score (red/amber/green)	Comments
Nationally and Locally Significant Landscapes		
Townscape		
Biodiversity and Geodiversity		Barn conversion so some surveys.
Historic Environment		Adjacent to listed building
Open Space		
Transport and Roads		Likely rely on car.
Compatibility with neighbouring/adjoining uses		
Local Plan Designations (add further lines as required)		
Designation	Policy reference	Comments
Not allocated	-	-
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.)	Permitted.	
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):	Likely all in one year.	
Comments	-	

Achievability (including viability)	
Comments	Permitted and enquiries regarding pre-commencement conditions, so seems achievable.
Overcoming Constraints	
Comments	Access and flood zone could be addressed. Not aware of plans to increase service and facilities within 1.2km.
Trajectory of development	
Comments	Likely in one year.
Barriers to Delivery	
Comments	Flood zone and access considerations. Access to services and facilities.
Conclusion (e.g. is included in the theoretical capacity)	
Not suitable according to assessment.	

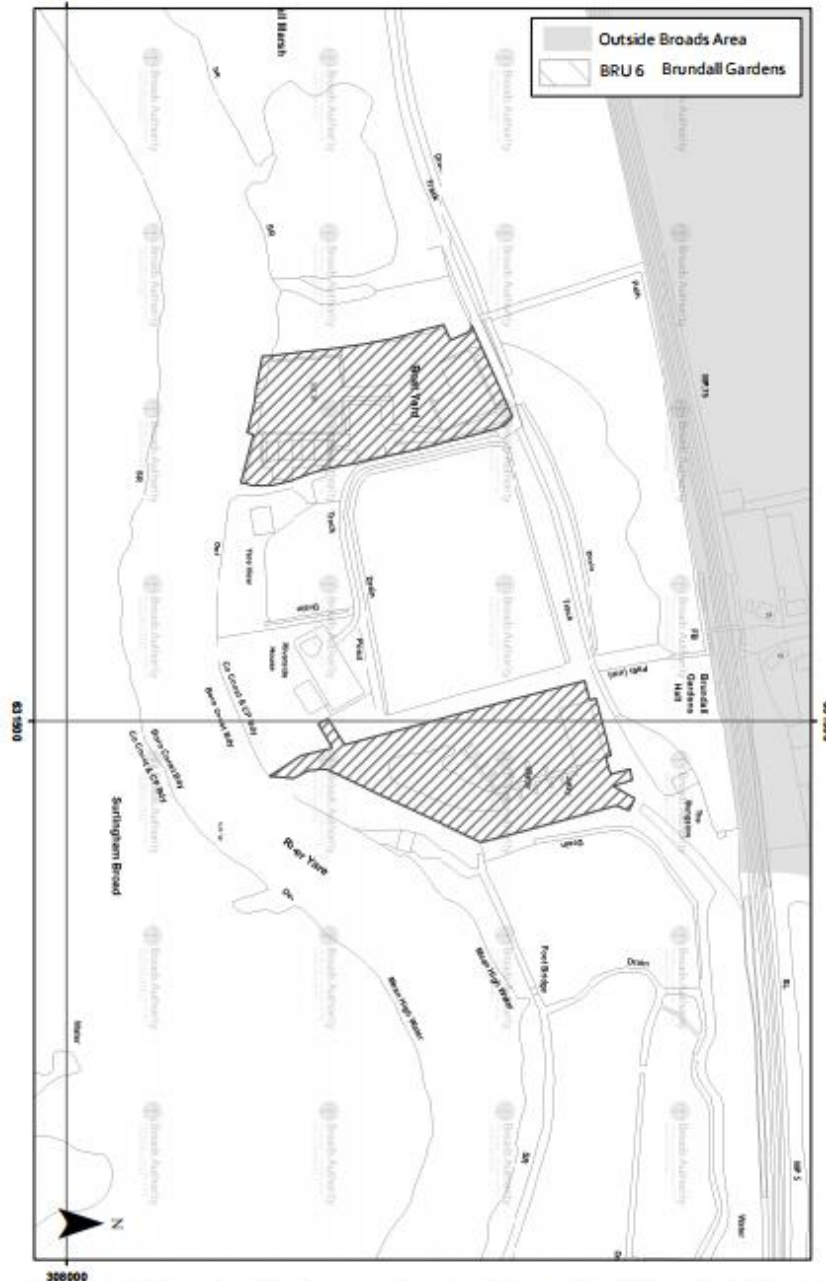
19 Brundall Gardens, Brundall

Proposed use: residential moorings

Policy Map Adopted July 2014

Inset Map 2a. Brundall

Scale: 1:500
300000



© Crown copyright and database rights 2014. Ordnance Survey 10001573. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. Contains, or is based upon, English Heritages, National Heritage List for England data. © English Heritage. © Norfolk County Council. © Broads Authority. The data plotted on this map is derived from the above mentioned sources and is subject to the limitations of the digitising process. Use of this data is subject to terms and conditions.

Site address: Brundall Gardens, Brundall

Current planning status

e.g. with permission, allocated, suggested through the Call for Sites etc.

Allocated in Sites Specifics Local Plan 2014.

Draft allocation in Preferred Options version of the Local Plan.

Site Size (hectares)	n/a	
Greenfield / Brownfield	Within a boatyard. Private moorings would be displaced. Moorings already in place.	
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	Yes, but this is for residential moorings.	
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 floor space): Around 5 residential moorings.		
Density calculator	n/a	
Suitability Assessment		
Constraint	Score (red/amber/green)	Comments
Access to site		
Accessibility to local services and facilities		
Utilities Capacity		
Utilities Infrastructure		
Contamination and ground stability		
Flood Risk	n/a	Proposal is for residential mooring.
Coastal Change		
Market Attractiveness		
Impact	Score (red/amber/green)	Comments
Nationally and Locally Significant Landscapes		
Townscape		
Biodiversity and Geodiversity		
Historic Environment		
Open Space		
Transport and Roads		
Compatibility with		Working boatyard nearby

neighbouring/adjoining uses		
Local Plan Designations (add further lines as required)		
Designation	Policy reference	Comments
Allocated in Site Specifics Local Plan 2014. Draft policy in Preferred Options.	BRU6 POBRU6	-
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 known.	
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):		Likely all in one year.
Comments	-	
Achievability (including viability)		
Comments	Boatyard owner put site forward implying keen to develop moorings.	
Overcoming Constraints		
Comments	Other than meeting the requirements of the residential moorings policy, no constraints.	
Trajectory of development		
Comments	Likely in one year.	
Barriers to Delivery		
Comments	Other than meeting the requirements of the residential moorings policy, no barriers.	
Conclusion (e.g. is included in the theoretical capacity)		
Suitable according to assessment.		

20 Hipperson's Boatyard, Beccles

Proposed use: residential moorings



© Crown copyright and database right 2016. Ordnance Survey Licence number 100021573. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. The Broads Authority Boundary dataset is a representation indicating the location of the executive boundary at 1:10000. The definitive paper map is held by the Broads Authority which shows the legal boundary at 1:10000.

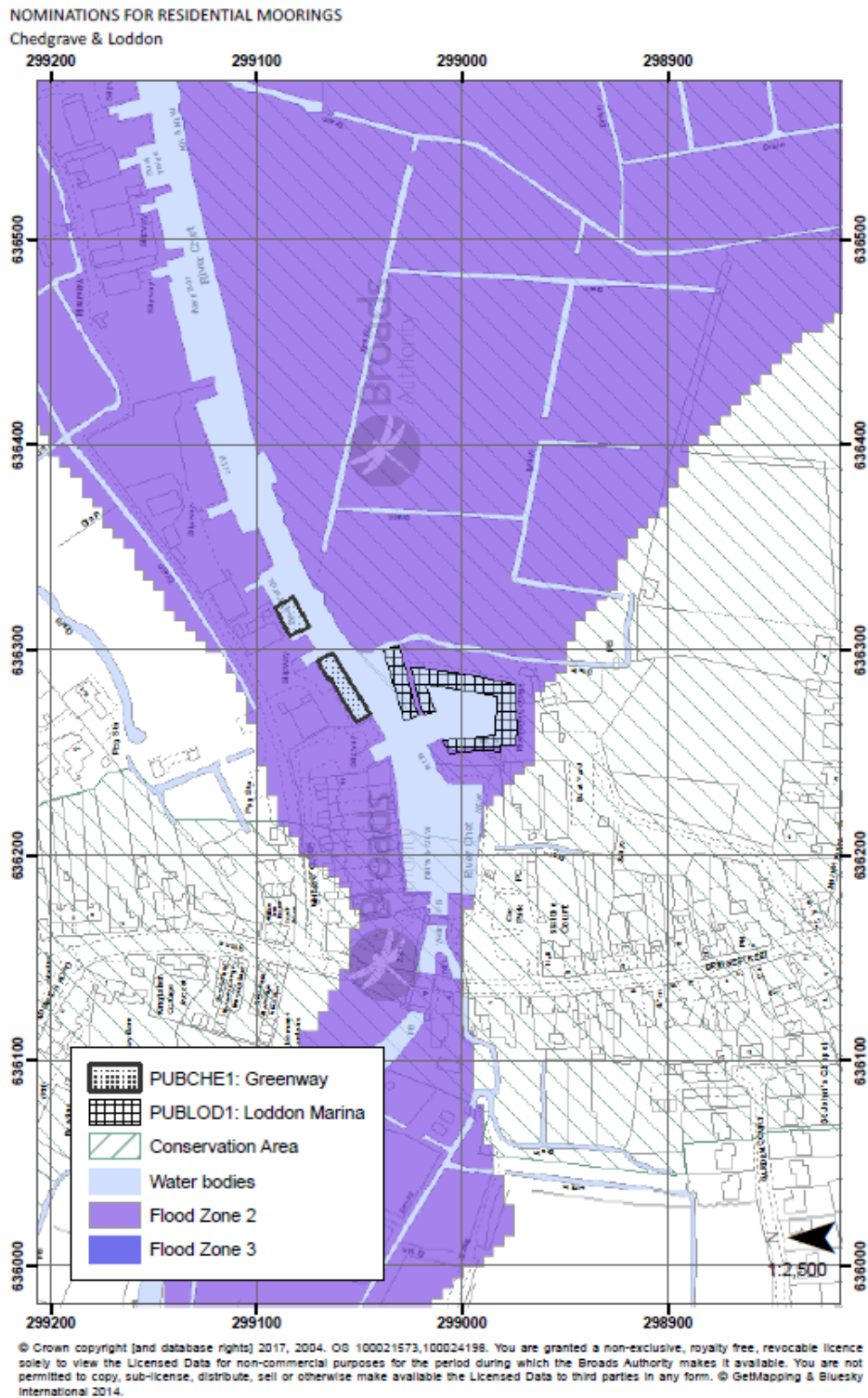
Site address: Hipperson's Boatyard, Beccles.	
Current planning status e.g. with permission, allocated, suggested through the Call for Sites etc.	Draft allocation in Preferred Options version of the Local Plan.
Site Size (hectares)	n/a
Greenfield / Brownfield	Within a boatyard. Private moorings would be displaced. Moorings already in place.
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	Yes, but this is for residential moorings.
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 floor space): Around 5 residential moorings.		
Density calculator	n/a	
Suitability Assessment		
Constraint	Score (red/amber/green)	Comments
Access to site		
Accessibility to local services and facilities		
Utilities Capacity		
Utilities Infrastructure		
Contamination and ground stability		
Flood Risk	n/a	Proposal is for residential mooring.
Coastal Change		
Market Attractiveness		
Impact	Score (red/amber/green)	Comments
Nationally and Locally Significant Landscapes		
Townscape		
Biodiversity and Geodiversity		
Historic Environment		
Open Space		
Transport and Roads		
Compatibility with neighbouring/adjoining uses		Working boatyard nearby.
Local Plan Designations (add further lines as required)		
Designation	Policy reference	Comments
Draft policy	POBEC2	-
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.)	No.	
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	Likely all in one year.	

justification):	
Comments	-
Achievability (including viability)	
Comments	Boatyard owner put site forward implying keen to develop moorings.
Overcoming Constraints	
Comments	Other than meeting the requirements of the residential moorings policy, no constraints.
Trajectory of development	
Comments	Likely in one year.
Barriers to Delivery	
Comments	Other than meeting the requirements of the residential moorings policy, no barriers.
Conclusion (e.g. is included in the theoretical capacity)	
Suitable according to assessment.	

21 Greenway Marina, Loddon.

Proposed use: residential moorings



Site address: Greenway Marina, Loddon.	
Current planning status e.g. with permission, allocated, suggested through the Call for Sites etc.	Suggested through call for residential moorings.

Site Size (hectares)	n/a	
Greenfield / Brownfield	Within a boatyard. Private moorings would be displaced. Moorings already in place.	
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	Yes, but this is for residential moorings.	
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 floor space):		
5 residential moorings		
Density calculator	n/a	
Suitability Assessment		
Constraint	Score (red/amber/green)	Comments
Access to site		The access with the highway is restricted and that the Highway Authority have recently recommend refusal of a proposal for three residential properties accessed of the track leading to the boatyard due to restricted visibility. Unless visibility improvements can be secured, which given they cross third party land may be difficult and improvements are made to the access itself in terms of width and surface, then the Highway Authority are likely object to this site being used for residential moorings in terms of highway safety.
Accessibility to local services and facilities		
Utilities Capacity		
Utilities Infrastructure		
Contamination and ground stability		Quay heading seems generally ok. May need improving.
Flood Risk	n/a	Proposal is for residential mooring.
Coastal Change		

Market Attractiveness		Owner considers there is demand for residential moorings in this area.
Impact	Score (red/amber/green)	Comments
Nationally and Locally Significant Landscapes		Within the Broads. Effectively should not result in a major change compared to what is there now – boats moored.
Townscape		
Biodiversity and Geodiversity		
Historic Environment		
Open Space		
Transport and Roads		Regarding access, see above (hence amber). Regarding nearby facilities and services, site is located in a Market Town (hence green).
Compatibility with neighbouring/adjoining uses		Working boatyards nearby.
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.)	No.	
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):		Likely all in one year.
Comments	-	
Achievability (including viability)		
Comments	Boatyard owner put site forward implying keen to develop moorings.	
Overcoming Constraints		
Comments	Highways access issue will need resolving. Amenity is an important consideration.	
Trajectory of development		
Comments	Likely all in one year.	
Barriers to Delivery		
Comments	Highways access and amenity.	
Conclusion (e.g. is included in the theoretical capacity)		
Suitable according to assessment.		

22 Loddon Marina.

Proposed use: residential moorings

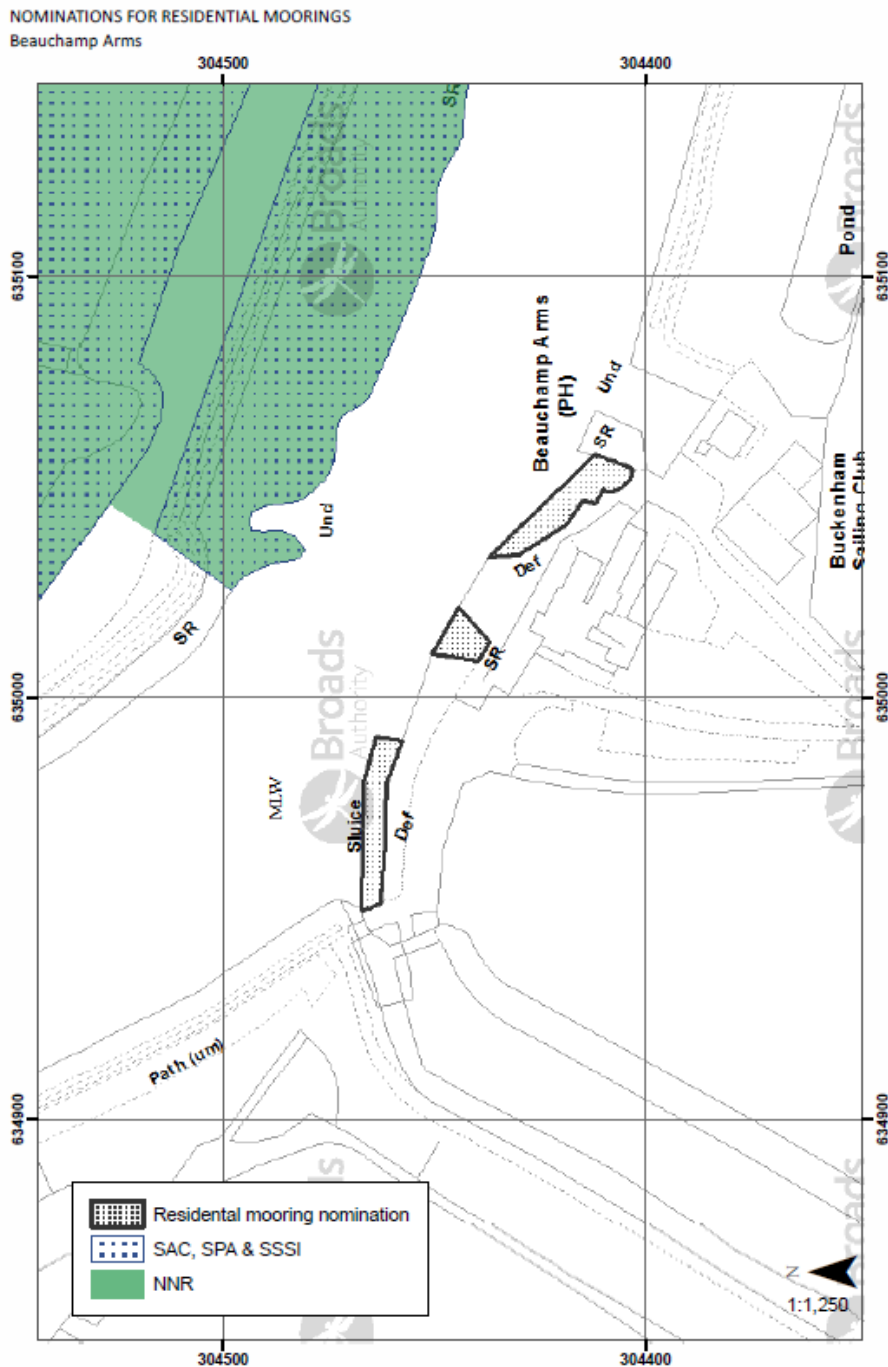
See Greenway Marine plan included previously.

Site address: Loddon Marina, Loddon		
Current planning status e.g. with permission, allocated, suggested through the Call for Sites etc.	Suggested through call for residential moorings.	
Site Size (hectares)	n/a	
Greenfield / Brownfield	Within a boatyard. Private moorings would be displaced. Moorings already in place. Whilst 40 moorings are maximum, owner content for fewer.	
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	Yes, but this is for residential moorings.	
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 floor space): 40 residential moorings (although this is a maximum).		
Density calculator	n/a	
Suitability Assessment		
Constraint	Score (red/amber/green)	Comments
Access to site	Yellow	May require some mitigation as High Street and Church Plain experience problems at the moment.
Accessibility to local services and facilities	Green	
Utilities Capacity	Green	
Utilities Infrastructure	Green	
Contamination and ground stability	Yellow	Quay heading seems run down and may need improving.
Flood Risk	n/a	Proposal is for residential mooring.
Coastal Change	Green	

Market Attractiveness		Owner considers there is demand for residential moorings in this area.
Impact	Score (red/amber/green)	Comments
Nationally and Locally Significant Landscapes		Within the Broads. Effectively should not result in a major change compared to what is there now – boats moored. Although concern around the number and if the basin was to expand (hence some orange).
Townscape		
Biodiversity and Geodiversity		
Historic Environment		
Open Space		
Transport and Roads		Regarding access, see above (hence amber). Regarding nearby facilities and services, site is located in a Market Town (hence green).
Compatibility with neighbouring/adjoining uses		Working boatyards nearby.
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.)	No.	
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):	Likely by 2020.	
Comments	-	
Achievability (including viability)		
Comments	Boatyard owner put site forward implying keen to develop moorings.	
Overcoming Constraints		
Comments		
Trajectory of development		
Comments	Likely all in 3 years.	
Barriers to Delivery		
Comments		
Conclusion (e.g. is included in the theoretical capacity)		
Suitable according to assessment. 40 may be too many however.		

23 Beauchamps Arms, near Claxton

Proposed use: residential moorings



© Crown copyright [and database rights] 2017, 2004. OS 100021573,100024198. You are granted a non-exclusive, royalty free, revocable licence solely to view the Licensed Data for non-commercial purposes for the period during which the Broads Authority makes it available. You are not permitted to copy, sub-license, distribute, sell or otherwise make available the Licensed Data to third parties in any form. © GetMapping & Bluesky International 2014.

Site address: 23Beauchamps Arms, near Claxton	
Current planning status e.g. with permission, allocated, suggested through the Call for Sites etc.	Suggested through call for residential moorings.
Site Size (hectares)	n/a
Greenfield / Brownfield	Within a boatyard. Private moorings

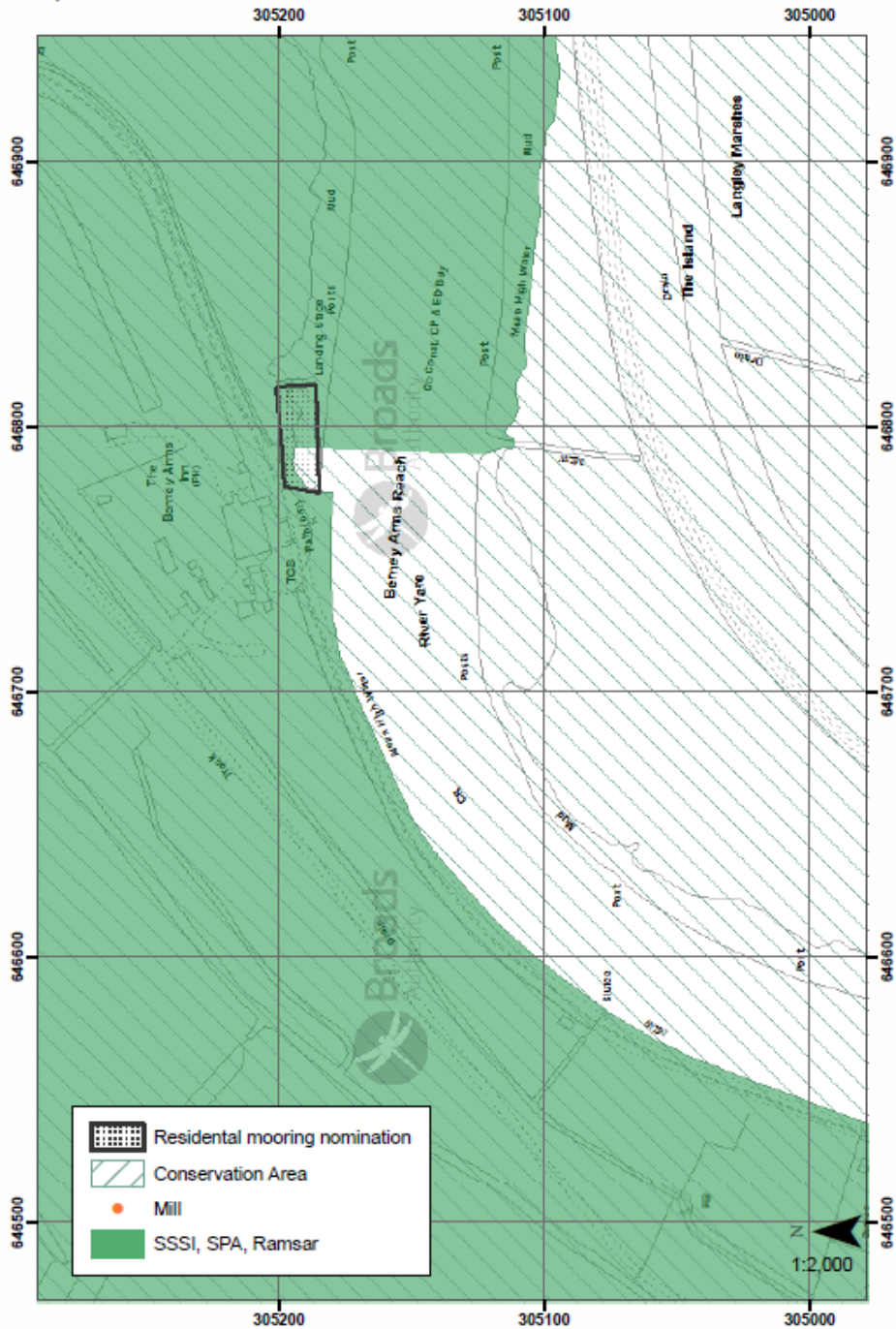
	would be displaced. Moorings already in place.	
Ownership (if known) (private/public etc.)	Private	
Absolute Constraints Check		
Is the site in a ...		
SPA, SAC, SSSI or Ramsar	No	
National Nature Reserve	No	
Ancient Woodland	No	
Flood risk zone 3b	Yes, but this is for residential moorings.	
Scheduled 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 floor space): 20 moorings.		
Density calculator	n/a	
Suitability Assessment		
Constraint	Score (red/amber/green)	Comments
Access to site		The access from Ferry Road with the main highway network is of restricted width and has poor visibility. In light of these comments the Highway Authority would object to this site being used for residential moorings in terms of highway safety and transport sustainability. This could be mitigated (hence orange as well as red as the cost could be prohibitive).
Accessibility to local services and facilities		Claxton is the nearest settlement with some services but it is more than 1,200m away.
Utilities Capacity		
Utilities Infrastructure		
Contamination and ground stability		Quay heading seems to be stable.
Flood Risk	n/a	Proposal is for residential mooring.
Coastal Change		
Market Attractiveness		Owner considers there is demand for residential moorings in this area.
Impact	Score (red/amber/green)	Comments
Nationally and Locally Significant Landscapes		Within the Broads. Effectively should not result in a major change compared to what is

Townscape		there now – boats moored.
Biodiversity and Geodiversity		Concern about proximity to protected sites. Amber as needs further investigation but could stop the scheme so also red.
Historic Environment		
Open Space		
Transport and Roads		See above regarding highways access, but rates red due to lack of services nearby.
Compatibility with neighbouring/adjoining uses		Music venue nearby.
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.)	No	
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):	Likely all in one year.	
Comments	-	
Achievability (including viability)		
Comments	Boatyard owner put site forward implying keen to develop moorings.	
Overcoming Constraints		
Comments	No services nearby. Land under many environmental designations over the river.	
Trajectory of development		
Comments	Likely all in one year.	
Barriers to Delivery		
Comments	No services nearby. Land under many environmental designations over the river.	
Conclusion (e.g. is included in the theoretical capacity)		
Not suitable.		

24 Berney Arms.

Proposed use: residential moorings

NOMINATIONS FOR RESIDENTIAL MOORINGS
Berney Arms



© Crown copyright [and database rights] 2017, 2004. OS 100021573,100024198. You are granted a non-exclusive, royalty free, revocable licence solely to view the Licensed Data for non-commercial purposes for the period during which the Broads Authority makes it available. You are not permitted to copy, sub-license, distribute, sell or otherwise make available the Licensed Data to third parties in any form. © GetMapping & Bluesky International 2014.

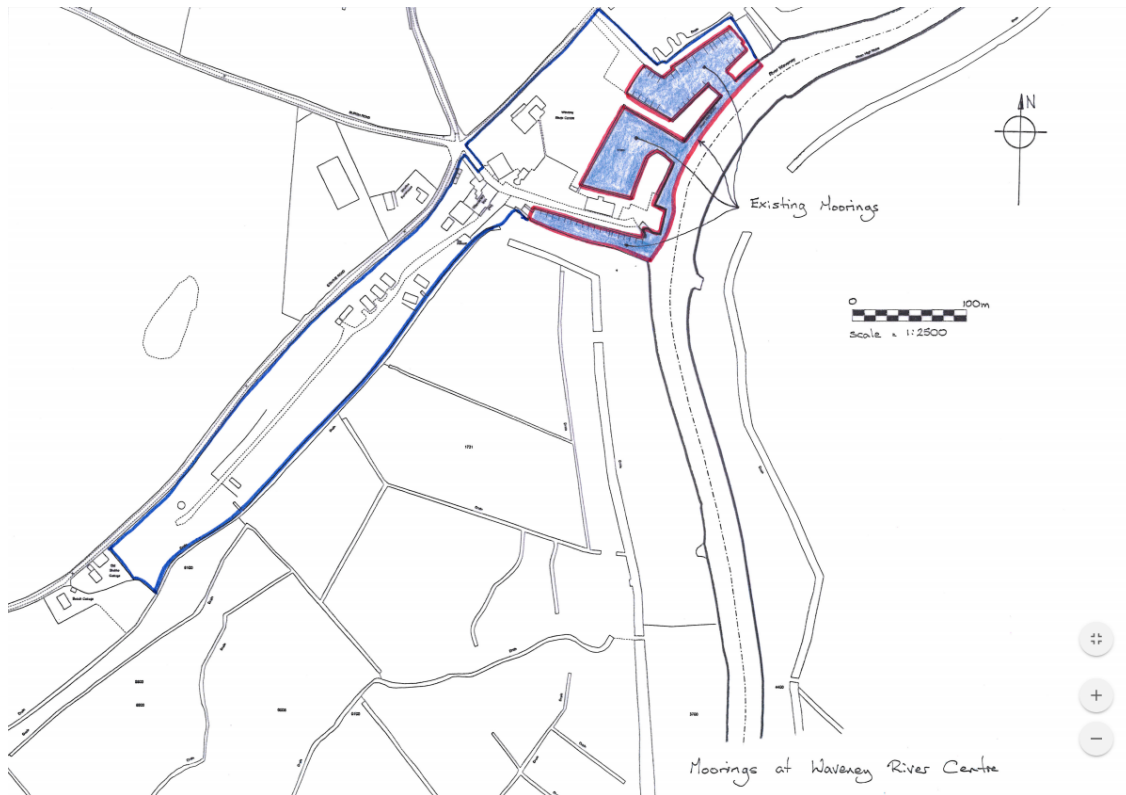
Site address: Berney Arms on the River Yare, near Breydon Water.	
Current planning status e.g. with permission, allocated, suggested through the Call for Sites etc.	Suggested through call for residential moorings.

Site Size (hectares)	n/a	
Greenfield / Brownfield	Within a boatyard. Private moorings would be displaced. Moorings already in place.	
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	Yes, but this is for residential moorings.	
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 floor space): 10 moorings.		
Density calculator	n/a	
Suitability Assessment		
Constraint	Score (red/amber/green)	Comments
Access to site		Some concern from Norfolk County Council as well as Highways England in relation to junction with Acle Straight.
Accessibility to local services and facilities		An isolated location away from services and facilities. Would rely on private car or 45 minute boat ride to higher order settlements.
Utilities Capacity		
Utilities Infrastructure		
Contamination and ground stability		Moorings need maintenance. Basin needs dredging and could silt up again. New quay heading might be needed.
Flood Risk	n/a	Proposal is for residential mooring.
Coastal Change		
Market Attractiveness		Owner considers there is demand for residential moorings in this area.
Impact	Score (red/amber/green)	Comments
Nationally and Locally Significant Landscapes		Within the Broads. Effectively should not result in a major change compared to what is there now – boats moored.
Townscape		

Biodiversity and Geodiversity		Concern about proximity to protected sites. Amber as needs further investigation but could stop the scheme so also red.
Historic Environment		
Open Space		
Transport and Roads		See above.
Compatibility with neighbouring/adjoining uses		
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.)	No.	
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):		Likely all in one year.
Comments	-	
Achievability (including viability)		
Comments	Boatyard owner put site forward implying keen to develop moorings.	
Overcoming Constraints		
Comments	Access and protected species seem difficult to overcome.	
Trajectory of development		
Comments	Likely all in one year.	
Barriers to Delivery		
Comments	Access and protected species seem difficult to overcome.	
Conclusion (e.g. is included in the theoretical capacity)		
Not suitable.		

25 Waveney River Centre, Burgh St Peter

Proposed use: residential moorings



Source: Planning Application BA/2015/0251/FUL

Site address: Waveney River Centre, Burgh St Peter	
Current planning status e.g. with permission, allocated, suggested through the Call for Sites etc.	Suggested through Preferred Options consultation. Has temporary planning permission.
Site Size (hectares)	n/a
Greenfield / Brownfield	Within a boatyard. Private moorings would be displaced. Moorings already in place.
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	Yes, but this is for residential moorings.
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 floor space): Around 10 residential moorings.		
Density calculator		n/a
Suitability Assessment		
Constraint	Score (red/amber/green)	Comments
Access to site		Access is constrained. This was assessed as part of the temporary application and the conclusion was that no mitigation is required.
Accessibility to local services and facilities		There is a shop on site (similar to a village shop).
Utilities Capacity		
Utilities Infrastructure		
Contamination and ground stability		
Flood Risk	n/a	Proposal is for residential mooring.
Coastal Change		
Market Attractiveness		
Impact	Score (red/amber/green)	Comments
Nationally and Locally Significant Landscapes		
Townscape		
Biodiversity and Geodiversity		
Historic Environment		
Open Space		
Transport and Roads		Access is constrained. This was assessed as part of the temporary application and the conclusion was that no mitigation is required.
Compatibility with neighbouring/adjoining uses		
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.)	Yes. Has temporary permission.	
When might the site be available for development	Immediately	✓
	Within 5 years	✓

(tick as appropriate)	5-10 years	
	10-15 years	
	15-20 years	
	Comments:	
Estimated annual build out rate (including justification):		Likely all in one year.
Comments	-	
Achievability (including viability)		
Comments	Boatyard owner put site forward implying keen to develop moorings.	
Overcoming Constraints		
Comments	Only one shop on site. Unaware of plans to provide more of the services considered as per the HELAA methodology. No mitigation required in relation to access.	
Trajectory of development		
Comments	Likely in one year.	
Barriers to Delivery		
Comments	Likely the scheme could be delivered.	
Conclusion (e.g. is included in the theoretical capacity)		
Suitable according to HELAA assessment.		

26 Risk Assessment for each site

In general, there could be the following risks that affect sites coming forward as anticipated:

- Funding and viability. The requirements to make a development acceptable in planning terms could affect the viability of the proposal. For some schemes, funding may be an important factor to get them off the ground. This risk could be managed by a clear and positive allocation in the Local Plan that provides certainty as well as applicants taking advantage of the free pre-application advice the Broads Authority considers.
- Overcoming constraints on site and nearby. It is important to understand that this assessment has been based on a set of assumptions which on further site specific investigation and design could be different in reality to what has been assumed. The Policies Maps that accompany any allocation in the Local Plan will display constraints and these constraints may also be included within criteria based policies.
- Changes in land ownership. Land can be sold before planning permission is granted or once permission is granted. The appetite of the new land owner to deliver a scheme or the scheme that is permitted may be different to the previous land owner. Other than working with landowners or agents through the planning process, managing this risk could be difficult.
- Changes to economic conditions such as recessions could affect the willingness and ability for sites to be delivered. Many small home builders suffered as a result of the last recession for example. This risk is not one that can easily be managed at a local level.
- Changes to Government policy. There have been many changes to Government policy over recent years with many more to come as alluded to in the Housing White Paper. Furthermore, the General Election and new Government may make new policy changes over the coming years. This could affect planning policies and standards. Again, this is not a risk that can easily be managed at a local level other than being kept informed of changes and potential changes.
- BREXIT could have an impact on delivery of sites. It is not clear what changes to laws or regulations could arise as a result of BREXIT over the coming years. Another risk that is not easily managed at the local level.

Furthermore the Objectively Assessed Need for the area could have been met thus there is no need for more development sites to be allocated or less ideal sites (which have some policy issues) to be permitted.

27 Theoretical Housing Trajectory and Residential Moorings Trajectory

The theoretical housing trajectory and residential moorings trajectory is included at [Appendix A](#). Please note that this housing trajectory includes the sites assessed in this HELAA which were deemed suitable in theory. It does not include non-housing proposals and it does not include housing proposals which had a red colour code in their assessment. The table below indicates 250 dwellings in theory.

The second table relates to residential moorings, totalling around 65 in theory

Site	Permission potentially granted:	Scheme potentially started:	Potential delivery over subsequent years:
Hedera House Thurne	2017	2018	8 in 2018 8 in 2019
Utilities Site Norwich	2019	2022	40 in 2022 40 in 2023 40 in 2024
Pegasus Oulton Broad	2014	2017	40 in 2018 36 in 2019
Marina Quays (residential and holiday home proposal) Great Yarmouth	2018	2020	9 in 2020 8 in 2021
Brownfield sites Hoveton	2018	2020	7 in 2020
Loaves and Fishes Beccles	2019	2021	1 in 2021
Church Close Chedgrave	2018	2019	1 in 2019
Blackgate Farm Great Yarmouth	2018	2019	10 in 2019
Former More and Co Wroxham	2016	2017	3 in 2017
Derby's Quay Gillingham	2010, 2013 then 2016	2017	1 in 2017

Site	Permission potentially granted:	Scheme potentially started:	Potential delivery over subsequent years:
Brundall Gardens Brundall	2018	2018	5 in 2018
Hipperson's Boatyard Beccles	2018	2018	5 in 2018
Greenway Marina, Loddon.	2018	2018	5 by 2018
Loddon Marina.	2018	2018	40 by 2020
Waveney River Centre Burgh St Peter	2018	2018	10 in 2018

28 Next Steps

The HELAA is just one of the steps towards allocating land for development in the Local Plan. There are other considerations to take account of such as policy criteria and local circumstances. As a link between the HELAA and the Local Plan, the Authority has produced: 'Towards allocations - Housing and Economic Land Availability Assessment' which summarises the HELAA as well as confirming if the nomination has proceeded to an allocation or not.

Whilst the HELAA assess site, there are other related documents that address how the need of the area is to be met. The Housing Topic Paper sets out how the housing need for the Broads will be met and the Residential Moorings Topic Paper assesses nominated sites against policy but also sets out how the residential moorings need for the Broads will be met.

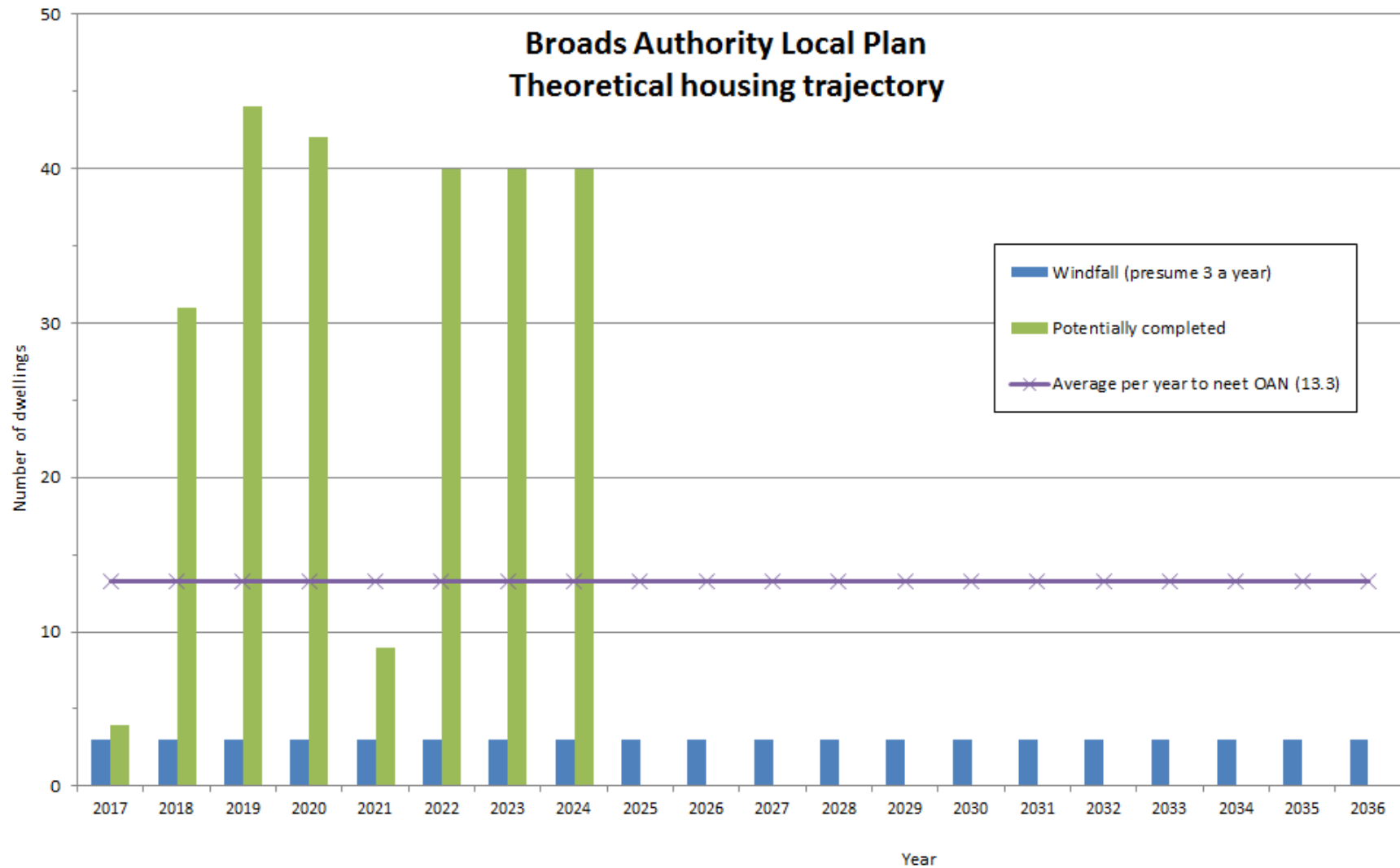
All documents can be found here: <http://www.broads-authority.gov.uk/planning/planning-policies/development/future-local-plan/evidence-base2>

29 Conclusion

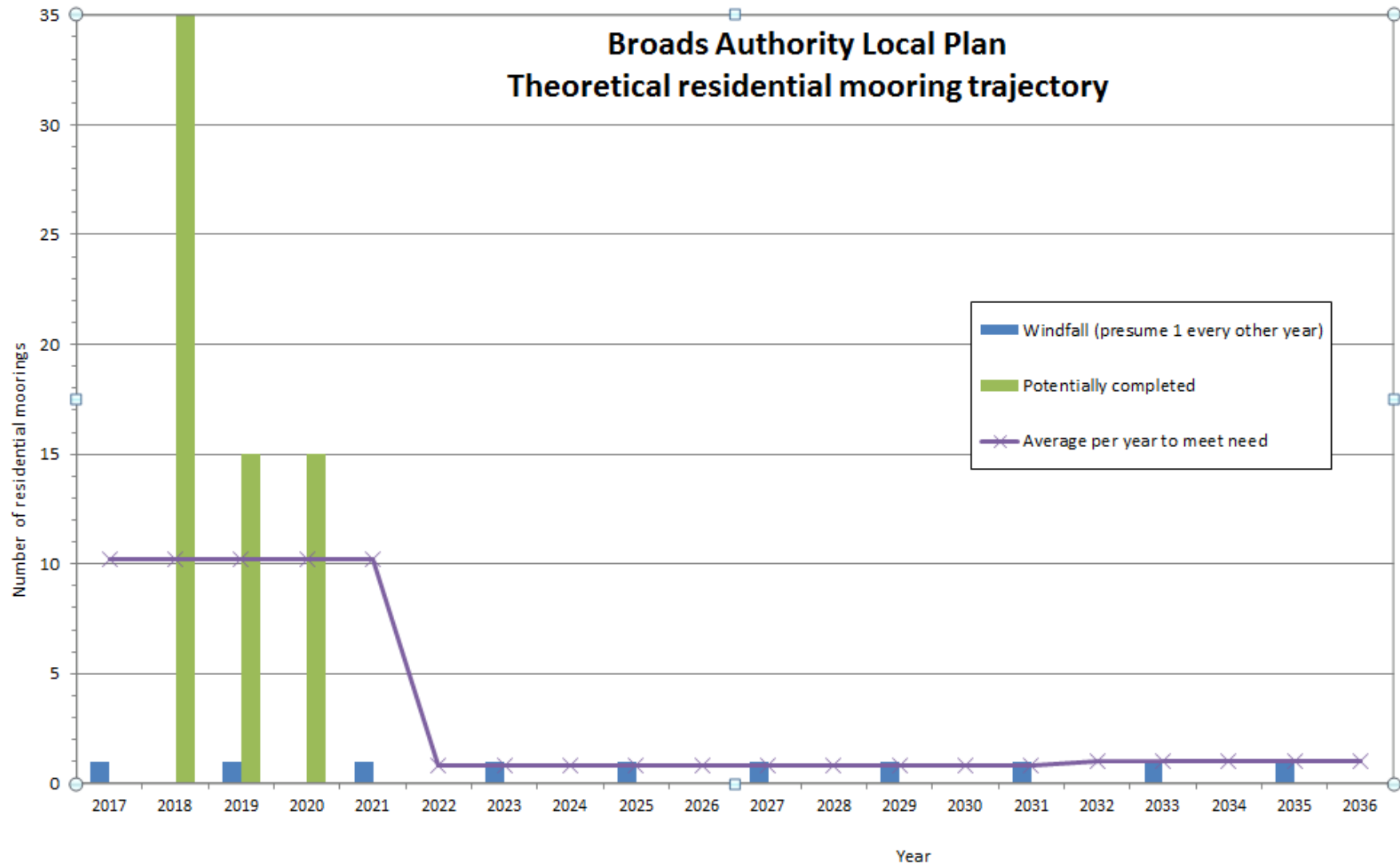
All sites put forward to the Broads Authority have been considered and so too have the current allocations in the Sites Specifics Local Plan 2014. The HELAA considerations will help inform any future policy wording if a site has been taken forward for allocation. The individual tables explain why a site has not been considered suitable. As a reminder, the HELAA is one part of the evidence base and considerations in relation to sites. Further work has been completed to assess whether these sites will be allocated in the Local Plan.

The table at [Appendix B](#) shows the completions and permissions between April 2015 and April 2017 and subtracts these from the Objectively Assessed Housing Need showing how many dwelling are left to be allocated.

Appendix A: Theoretical Housing Trajectory and Residential Moorings Trajectory.



Broads Authority Local Plan Theoretical residential mooring trajectory



Appendix B: Meeting the Housing OAN of the Broads.

This table shows the completions and permissions between April 2015 and April 2017. It then shows the residual Objectively Assessed Housing Need taking into account these completions and permissions. This table shows that there is a need to allocate land for 142 across the entire Local Planning Authority. In terms of the Housing Market Areas, there is no need to allocate any more in Waveney District, but there is a need to allocate land for 105 dwellings in the Central Norfolk Housing Market Area and 63 in Great Yarmouth Borough.

	Net completions since April 2015 (as at April 2017)					Permitted not completed (as at April 2017)					OAN in HMA*	OAN less completions and permissions in HMA
	Market	Affordable	Second Home	Holiday Home	Total	Market	Affordable	Second Home	Holiday Home	Total		
Broadland	0	0	0	1	1	0	0	0	5	5	163	103
North Norfolk	0	0	0	0	0	0	0	0	0	0		
Norwich	0	0	0	0	0	0	0	0	0	0		
South Norfolk	52	0	0	0	52	0	0	0	2	2		
Great Yarmouth	1	0	0	0	1	1	0	0	5	6	66	59
Waveney	1	0	0	0	1	84	0	0	4	88	57	-32
	54	0	0	1	55	85	0	0	16	101	286	130