



Broads Authority

From the Housing and Economic Land Availability  
Assessment to the Local Plan

October 2023

# Contents

1.	Introduction.....	3
2.	Broadland Nurseries, Main Road, Ormesby St Michael - Campsite or 25 dwellings .....	3
3.	Brundall Gardens Marina – Brundall Broad - 10 holiday homes.....	3
4.	Brundall Gardens Marina off West Lane, east of main Marina - 12 holiday homes.....	3
5.	Greenway Marine, Chedgrave – 5 residential moorings.....	3
6.	Station Road, Hoveton – tourist accommodation.....	3
7.	Land near Pyes Mill, Loddon - 10 residential dwellings .....	4
8.	Land off Mill Road, Stokesby - 2 self-build dwellings .....	4
9.	Brundall Gardens Marina – small marina - 2 residential moorings .....	4
10.	Brundall Gardens Marina – large marina - 6 residential moorings.....	4
11.	Hipperson’s Boatyard, Gillingham - 5 residential moorings .....	4
12.	Ropes Hill, Horning - 6 residential moorings.....	5
13.	Land next to Loddon Marina – 10 residential moorings .....	5
14.	Loddon Marina - 10 residential mooring.....	5
15.	Somerleyton Marina - 15 residential moorings .....	5
16.	Richardson’s Boatyard, Stalham Staithe - 10 residential moorings.....	5
17.	Cantley Sugar Beet Factory – extension of area policy applies to .....	5
18.	Whitlingham Lane, Trowse – Class E uses.....	5
19.	Whitlingham Area – extension to area covered by policy WHI1 .....	6
20.	Utilities Site.....	6
21.	Total number of residential dwellings.....	6
22.	Total number of residential moorings.....	7
23.	Housing Trajectory .....	8
24.	Residential moorings trajectory .....	9
25.	Sustainability Appraisals of sites .....	10

# 1. Introduction

## 1.1. About this document

The purpose of this document is to log how each site assessed in the [HELAA](#) has been considered in terms of its inclusion as an allocation in the Local Plan or not. This document also discusses how the residential moorings and residential dwellings need will be met. It also includes a housing and residential moorings trajectory (in table form).

## 2. Broadland Nurseries, Main Road, Ormesby St Michael - Campsite or 25 dwellings

- The site was deemed not suitable for 25 dwellings.
- This is because of lack of services and facilities within a walking distance from the site as well as landscape and townscape impacts.
- **The site will not be allocated for 25 dwellings.**
  
- The sites was deemed not suitable as a campsite.
- This is because of the location – not meeting tourism development location policies.
- **The site will not be allocated for a campsite.**

## 3. Brundall Gardens Marina – Brundall Broad - 10 holiday homes.

- The site was deemed not suitable for 10 holiday homes.
- This is because of the loss of wet woodland and green infrastructure and also impact on landscape.
- **The site will not be allocated for 10 holiday homes.**

## 4. Brundall Gardens Marina off West Lane, east of main Marina - 12 holiday homes

- The site was deemed not suitable for 12 holiday homes.
- This is because of the loss of wet woodland and green infrastructure and also impact on landscape.
- **The site will not be allocated for 12 holiday homes.**

## 5. Greenway Marine, Chedgrave – 5 residential moorings

- The site was deemed suitable for 5 residential moorings.
- **The site will be allocated for 5 residential moorings.**

## 6. Station Road, Hoveton – tourist accommodation

- The site was deemed suitable for redevelopment.
- But a more mixed use might benefit the wider area better.

- **The site will be allocated for mixed uses.**

## 7. Land near Pyes Mill, Loddon - 10 residential dwellings

- The site was deemed not suitable for 10 residential dwellings.
- This is because of concerns about the access to the site, the link road idea not being supported, lack of key services and facilities within walking distance, impact on landscape character and the conservation area as well as loss of green infrastructure.
- **The site will not be allocated for 10 residential dwellings.**

## 8. Land off Mill Road, Stokesby - 2 self-build dwellings

- The site was deemed not suitable for 2 self-build dwellings.
- This is because of lack of key services and facilities within walking distance, impact on landscape character as well as loss of green infrastructure.
- **The site will not be allocated for 2 self-build dwellings.**

## 9. Brundall Gardens Marina – small marina - 2 residential moorings

- The site was deemed suitable for 2 residential moorings.
- The comments from Norfolk County Council regarding legal access over the bridge and into Brundall are noted. The policy will need to address this.
- **The site will be allocated for 2 residential moorings.**

## 10. Brundall Gardens Marina – large marina - 6 residential moorings

- The site was deemed suitable for 6 residential moorings.
- The comments from Norfolk County Council regarding legal access over the bridge and into Brundall are noted. The policy will need to address this.
- **The site will be allocated for 6 residential moorings.**

## 11. Hipperson's Boatyard, Gillingham - 5 residential moorings

- The site was deemed suitable for 5 residential moorings.
- **The site will be allocated for 5 residential moorings.**

## 12. Ropes Hill, Horning - 6 residential moorings

- The site was deemed not suitable for 6 residential moorings.
- There was potential for 4 residential moorings as they would be able to be put in place without the need to excavate peat.
- In terms of the Highways Authority comments, any policy could require any application to meet the requirements.
- The main reason for not allocating is the capacity issues at Horning Water Recycling Centre.
- **The site will not be allocated for 6 residential moorings.**

## 13. Land next to Loddon Marina – 10 residential moorings

- The site was deemed not suitable for 10 residential moorings.
- This is because of the landscape, natural environment and peat concerns.
- **The site will not be allocated for 10 residential moorings.**

## 14. Loddon Marina - 10 residential mooring

- The site was deemed suitable for 10 residential moorings.
- **The site will be allocated for 10 residential moorings.**

## 15. Somerleyton Marina - 15 residential moorings

- The site was deemed suitable for 15 residential moorings.
- **The site will be allocated for 15 residential moorings.**

## 16. Richardson's Boatyard, Stalham Staithe - 10 residential moorings

- The site was deemed suitable for 10 residential moorings.
- **The site will be allocated for 10 residential moorings.**

## 17. Cantley Sugar Beet Factory – extension of area policy applies to

- The site was deemed suitable as an extension of the area the policy applies to, with some criteria added to the policy.
- **The site will become part of CAN1.**

## 18. Whitlingham Lane, Trowse – Class E uses

- The site was deemed suitable for development.
- But the assessment raised concerns about the variety of land uses classed as Class E uses, the NPPF and South Norfolk Local Plan retail policies.
- **The site will be allocated for redevelopment.**

## 19. Whitlingham Area – extension to area covered by policy WHI1

- The site is deemed suitable as an extension of the area the policy applies to, with some criteria added to the policy.
- **The site will become part of WHI1.**

## 20. Utilities Site

- The site was not assessed in the current HELAA. This is because a SPD for the East Norwich Regeneration Scheme was being produced and the site is part of that scheme. Finer details regarding what will go on this part of the wider scheme will be included in that SPD.
- **The site will be allocated for 271 residential dwellings.**

## 21. Total number of residential dwellings

The following table shows the sites that are intended to be allocated for residential dwellings. It shows a total of 271 residential dwellings would be allocated. The need to be addressed in the Local Plan is 358 dwellings. Please note that permissions granted since April 2021 will count towards the need (21/22 period, 21 dwellings and 22/23 period, 3 dwellings - totalling 24 dwellings). It is likely that the Authority will need to undertake another call for sites as part of the Preferred Options consultation, as well as liaise with our District Councils, under the Duty to Cooperate, regarding any unmet need.

Site	Number of residential dwellings
Utilities Site	271

## 22. Total number of residential moorings

The following table shows the sites that are intended to be allocated for residential moorings. It shows a total of 53 residential moorings would be allocated. The need to be addressed in the Local Plan is 48 residential moorings.

Site	Number of residential moorings
Brundall Gardens Marina – small marina	2
Brundall Gardens Marina – large marina	6
Greenway Marine, Chedgrave	5
Hipperson’s Boatyard, Gillingham	5
Loddon Marina	10
Somerleyton Marina	15
Richardson’s Boatyard, Stalham Staithe	10
<b>Total:</b>	<b>53</b>

## 23. Housing Trajectory

Please note that STO1, THU1 and OUL2 already have planning permission and were not assessed in the HELAA but will still be included in the Local Plan until they are built out. This table sets out the estimated trajectory for the sites that are to be included in the Local Plan. Please also note that the trajectory for the Utilities Site is estimated and the final trajectory will reflect the SPD that is being produced.

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Utilities Site													50	50	50	50	50	21
STO1	2	2																
THU1			16															
OUL2				15	15	15	15	16										
<b>Total</b>	<b>2</b>	<b>2</b>	<b>16</b>	<b>15</b>	<b>15</b>	<b>15</b>	<b>15</b>	<b>16</b>					<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>21</b>



## 24. Residential moorings trajectory

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Brundall Gardens Marina – small marina				2														
Brundall Gardens Marina – large marina				8														
Greenway Marine, Chedgrave				5														
Hipperson's Boatyard, Gillingham							5											
Loddon Marina				10														
Somerleyton Marina									15									
Richardson's Boatyard, Stalham Staithe									10									
<b>Total</b>				<b>23</b>			<b>5</b>		<b>25</b>									

## 25. Sustainability Appraisals of sites

The following tables set out the sustainability appraisals of the sites **not taken** forward in the Local Plan.

SA objectives:

- ENV1: To reduce the adverse effects of traffic (on roads and water).
- ENV2: To safeguard a sustainable supply of water, to protect and improve water quality and to use water efficiently.
- ENV3: To protect and enhance biodiversity and geodiversity.
- ENV4: To conserve and enhance the quality and local distinctiveness of landscapes and towns/villages.
- ENV5: To adapt, become resilient and mitigate against the impacts of climate change
- ENV6: To avoid, reduce and manage flood risk and to become more resilient to flood risk and coastal change.
- ENV7: To manage resources sustainably through the effective use of land, energy and materials.
- ENV8: To minimise the production and impacts of waste through reducing what is wasted, and re-using and recycling what is left.
- ENV9: To conserve and enhance the cultural heritage, historic environment, heritage assets and their settings
- ENV10: To achieve the highest quality of design that is innovative, imaginable, and sustainable and reflects local distinctiveness.
- ENV11: To improve air quality and minimise noise, vibration and light pollution.
- ENV12: To increase the proportion of energy generated through renewable/low carbon processes without unacceptable adverse impacts to/on the Broads landscape
- SOC1: To improve the health and wellbeing of the population and promote a healthy lifestyle.
- SOC2: To reduce poverty, inequality and social exclusion.
- SOC3: To improve education and skills including those related to local traditional industries.
- SOC4: To enable suitable stock of housing meeting local needs including affordability.
- SOC5: To maximise opportunities for new/ additional employment
- SOC6: To improve the quality, range and accessibility of community services and facilities and to ensure new development is sustainability located with good access by means other than a private car to a range of community services and facilities.
- SOC7: To build community identity, improve social welfare and reduce crime and anti-social activity.
- ECO1: To support a flourishing and sustainable economy and improve economic performance in rural areas.
- ECO2: To ensure the economy actively contributes to social and environmental well-being.
- ECO3: To offer opportunities for Tourism and recreation in a way that helps the economy, society and the environment.

Assessment of sites not being taken forward to the Local Plan

	Broadland Nurseries, Main Road, Ormesby St Michael - Campsite	Broadland Nurseries, Main Road, Ormesby St Michael - 25 dwellings	Brundall Gardens Marina – Brundall Broad - 10 holiday homes.	Brundall Gardens Marina off West Lane, east of main Marina - 12 holiday homes	Land near Pyes Mill, Loddon - 10 residential dwellings	Land off Mill Road, Stokesby - 2 self-build dwellings	Ropes Hill, Horning - 6 residential moorings	Land next to Loddon Marina – 10 residential moorings
ENV1	Specific access requirements or improvements will be finalised as part of any planning application.	Specific access requirements or improvements will be finalised as part of any planning application.	? Cumulatively, with other allocations in this area, could need highways work where meets public highway.	? Cumulatively, with other allocations in this area, could need highways work where meets public highway.	- Current road not deemed suitable and link road idea not likely to be supported by Highways Authority.	? There could be implications in terms of overhead power and BT apparatus, that may require relocation/diversion to facilitate safe and suitable access (and/or requirement of utility companies).	? Concerns from Highways about likely reversing movement onto public highway. Could be mitigated, but may be costly to do so.	Specific access requirements or improvements will be finalised as part of any planning application
ENV2			Nutrient Neutrality a consideration at time of write.	Nutrient Neutrality a consideration at time of write.			- Capacity constraints at Water Recycling Centre.	
ENV3	Ecological appraisal would need to be carried out.	Ecological appraisal would need to be carried out.	- Would involved removal of wet woodland.	- Would involved removal of wet woodland.	? Ecological appraisal would need to be carried out	Ecological appraisal would need to be carried out.	- 4 residential moorings: Ecological appraisal would need to be carried out. - 6 residential moorings: Ecological appraisal would need to be carried out. Peat would be excavated.	- Dyke would be widened by removing peat.
ENV4		- Would impact on the character of the area.	- Would impact on the character of the area.	- Would impact on the character of the area.	- Would impact on the character of the area.	- Would impact on the character of the area.		- Would impact on the character of the area (widening of dyke and quay heading).
ENV5								
ENV6	? Indicative flood zone 3b – but could be that the campsite is in areas of the site of less risk of flooding.	? Indicative flood zone 3b – but could be that the housing is in areas of the site of less risk of flooding.	- Indicative flood zone 3b, but likely to flood as the land is wet woodland.	- Indicative flood zone 3b, but likely to flood as the land is wet woodland.	? Western part of site is indicative flood zone 3b - but could be that the housing is in areas of the site of less risk of flooding.	? Indicative flood zone 3b – but could be that the housing is in areas of the site of less risk of flooding.	In body of water, but these are residential moorings.	In body of water, but these are residential moorings.
ENV7	+ Brownfield land	+ Brownfield land	- Greenfield land	- Greenfield land	- Greenfield land	- Greenfield land	+ If 4 residential moorings - would use moorings in place so +.	- Greenfield land lost through widening of dyke.

	Broadland Nurseries, Main Road, Ormesby St Michael - Campsite	Broadland Nurseries, Main Road, Ormesby St Michael - 25 dwellings	Brundall Gardens Marina – Brundall Broad - 10 holiday homes.	Brundall Gardens Marina off West Lane, east of main Marina - 12 holiday homes	Land near Pyes Mill, Loddon - 10 residential dwellings	Land off Mill Road, Stokesby - 2 self-build dwellings	Ropes Hill, Horning - 6 residential moorings	Land next to Loddon Marina – 10 residential moorings
							- If 6 residential moorings – would need peat to be removed.	
ENV8								
ENV9					- Would impact the character of the area – in a Conservation Area.			- Would impact the character of the area – in a Conservation Area (due to widening of dyke and quay heading)
ENV10								
ENV11								
ENV12								
SOC1								
SOC2								
SOC3								
SOC4		+ If allocated, this would provide housing.			+ If allocated, this would provide housing.	+ If allocated, this would provide housing.	+ If allocated, this would provide housing.	+ If allocated, this would provide housing.
SOC5								
SOC6	- Marked negative as does not meet the location criteria for holiday accommodation.	- Key services not within walking distance.	+ Meets holiday accommodation location criteria.	+ Meets holiday accommodation location criteria.	- Key services not within walking distance.	- Key services not within walking distance.	+ Key services within walking distance.	+ Key services within walking distance.
SOC7								
ECO1								
ECO2								
ECO3								