



**Broads Local Plan**  
**Land at Tiedam, Stokesby Assessment**  
**March 2017**

## 1 Introduction

As part of the Broads Local Plan Preferred Options consultation, a site was put forward from a private land owner in Stokesby for residential development. This report assesses the site and makes a conclusion regarding whether to proceed with allocating the site or not.

## 2 About the Site

The site is 0.15 Ha in size, on the edge of Stokesby. It is surrounded on three sides by residential dwellings of varying density. The fourth side abuts an agricultural field. The site is greenfield and in the past has been used as a market garden and a paddock. There are two private accesses onto the site. Whilst on the edge of Stokesby, it is within the central part of the village. The site in question is shown on the map at Appendix C with photographs at Appendix A.

The following sections of the Local Plan assess the suitability and deliverability of this potential site.

## 3 HELAA

In order to assess the site's suitability for allocation in the Broads Local Plan, the Housing and Economic Land Availability Assessment form was completed. This can be found at Appendix B. This shows generally that the site is potentially suitable for residential development. That being said, there are few services and facilities in the village and this could lead to the use of single occupancy car in order to access such facilities in nearby higher order settlements, likely Acle.

## 4 Early consultation responses

The following officers and organisations were consulted at an early stage on this draft proposal. A summary of their responses is included below.

| Consultee                                      | Summary of response   |
|--|---|
| Historic Environment Officer, Broads Authority | Given the gradual and largely considered development of the village over time the addition of a modest number of suitably designed dwellings in this location, within the core of the settlement, will be acceptable in terms of visual impact on the development pattern of the wider village. Further it is |

| Consultee  | Summary of response  |
|--|--|
|  | considered that appropriate residential development could be achieved in this location without adverse impact on neighbouring amenity. This of course will be subject to the detailed design solution – but in principle it is considered dependant on form, mass, scale and numbers to be acceptable.   |
| Landscape Architect Consultant                   | Any new built form here would be seen within the context of the existing and not be out of place. Note the proximity to Halvergate Marshes and designations within the local area, but any impact on these would likely be low.  |
| Tree Consultant                                  | Identifies a tree on the site of interest.   |
| Development Management Officer, Broads Authority | Raises the issue of the lack of services in the village as well as it being greenfield land. Suggests important considerations if site is allocated.   |
| Ecologist, Broads Authority                      | 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 development. The dwellings should incorporate permanent biodiversity enhancements such as swift nests, bat roosts etc. Native hedgerow and tree planting instead of fencing etc. SUDS should also be investigated   |
| Stokesby Parish Council                          | General support for this site to benefit the wider community.  |
| Great Yarmouth Borough Council Housing Team      | There is no specific need for affordable housing in Stokesby as there are limited facilities in the village.   |
| Great Yarmouth Borough Council Planning Team     | General support.   |
| Norfolk County Council (Highways)                | 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. 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. |

## 5 Other important considerations

### 5.1 GYBC Local Plan Spatial Strategy

The Broads Authority is the Local Planning Authority for the Broads Authority Executive Area. That being said, the planning strategy of the neighbouring Local Planning Authorities is of relevance and importance as the Local Plan for the Broads is produced.

In their Core Strategy<sup>1</sup> (2015) Great Yarmouth Borough Council identifies Stokesby as a 'Tertiary Village' which is a settlement '*containing few or no services and facilities, with limited or no access to public transport, very limited or no employment opportunities*'. The Vision says '*Secondary and tertiary villages will have experienced smaller levels of development in line with meeting local needs such as affordable housing, recreation, community services and facilities and essential employment generating proposals. The majority of this development will be provided for on previously developed sites*'. And then in policy CS2 it says '*Approximately 5% of new development will take place in the Secondary and Tertiary Villages named in the settlement hierarchy*'.

So Great Yarmouth Borough Council allow some development in the lower order settlements.

## **5.2 Stokesby built up area is entirely in the Broads Executive Area**

Whilst there are over 90 parishes in the Broads and numerous settlements are partly within the Broads, only four settlements are entirely within the Broads Authority Executive Area. Stokesby is one of these settlements.

In areas of the Broads where the majority of a settlement is outside of the Broads Executive Area, it is more prudent to enable housing delivery outside of the Broads to reflect likely constraints in the Broads part, namely flood risk and landscape impact. Indeed, the Local Planning Authorities for the part of the settlement outside of the Broads generally do tend to enable development in these locations if appropriate to do so.

However, of those parishes with the majority of the built up area within the Broads Area, this emerging and recent Local Plans have considered development in all but one parish to date:

- Thurne has an allocation for holiday homes/market homes in the Sites Specific Local Plan 2014 and this policy is rolled forward to the new Local Plan.
- Somerton had an allocation for one dwelling in the Sites Specific Local Plan 2014. This is now developed.
- Belough is not addressed specifically in the new Local Plan.

## **5.3 Broads OAN**

The Objectively Assessed Housing Need for the Broads part of Great Yarmouth Borough is 66 dwellings. The Local Plan will allocate a site in Thurne for around 16 dwellings. Through completions and permissions, a further 2 dwellings have been delivered. This leaves a residual need of 48 dwellings.

Great Yarmouth Borough Council has agreed to meet the need of the entire district in their planning area. Any suitable sites that are allocated will help meet that need.

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<sup>1</sup> Great Yarmouth Core Strategy: <https://www.great-yarmouth.gov.uk/CHttpHandler.ashx?id=1884&p=0>

#### 5.4 Housing White Paper<sup>2</sup> – thriving villages

The proposals in the White Paper set out how the Government intends to boost housing supply and create a more efficient housing market. Of potential relevance to this site in Stokesby is the section on *‘Supporting small and medium sized sites, and thriving rural communities’* where it says *‘policies in plans should allow a good mix of sites to come forward for development, so that there is choice for consumers, places can grow in ways that are sustainable, and there are opportunities for a diverse construction sector. Small sites create particular opportunities for custom builders and smaller developers. They can also help to meet rural housing needs in ways that are sensitive to their setting while allowing villages to thrive’*.

## 6 Conclusion

Whilst on one hand Stokesby has few facilities within the settlement and limited public transport to other settlements, there are other considerations which could make the site suitable for development. Namely:

- limited other constraints (which it appears could be addressed through design) like flood risk, landscape or highways;
- In line with the Borough’s general housing approach;
- In line with the thrust of the Housing White Paper; and
- Development here will contribute to the Objectively Assessed Housing Need for Great Yarmouth Borough.

As such, on balance, it is proposed to recommend to Planning Committee at the Broads Authority that this site be allocated for residential development. The Draft policy is included at Appendix X.

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<sup>2</sup> The Housing White Paper:

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/590464/Fixing\\_our\\_broken\\_housing\\_market\\_-\\_print\\_ready\\_version.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/590464/Fixing_our_broken_housing_market_-_print_ready_version.pdf)

## Appendix A – Site photos

Looking into the site from the neighbouring agricultural field.



Showing the boundary with the neighbouring agricultural field.



Looking into the site from the Private Lane





Potential access into the site, using the Private Lane





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## Appendix B - HELAA assessment of the site

|   |   |  |
|---|---|--|
| <b>Site address: Near Croft Hill, Stokesby.</b>   |   |  |
| <b>Current planning status</b><br>e.g. with permission, allocated, suggested through the Call for Sites etc.      | <b>Suggested as part of Preferred Options consultation.</b> |  |
| <b>Site Size (hectares)</b>   | <b>0.15Ha</b>   |  |
| <b>Greenfield / Brownfield</b>  | <b>Greenfield</b>   |  |
| <b>Ownership (if known)</b><br>(private/public etc.)  | <b>Private.</b>   |  |
| <b>Absolute Constraints Check</b>   |   |  |
| <b>Is the site in a ...</b>   |   |  |
| <b>SPA, SAC, SSSI or Ramsar</b>   | <b>No</b>   |  |
| <b>National Nature Reserve</b>  | <b>No</b>   |  |
| <b>Ancient Woodland</b>   | <b>No</b>   |  |
| <b>Flood risk zone 3b</b>   | <b>No</b>   |  |
| <b>Scheduled Ancient Monument</b>   | <b>No</b>   |  |
| <b>Statutory Allotments</b>   | <b>No</b>   |  |
| <b>Locally Designated Green Space</b>   | <b>No</b>   |  |
| <b>At risk from Coastal Erosion</b>   | <b>No</b>   |  |
| <i>If yes to any of the above, site will be excluded from further assessment.</i>                                 |   |  |
| <b>Development Potential</b><br>(number of dwellings, hectares of employment land or town centre use floorspace): |   |  |
| <b>Around 4 dwellings</b>   |   |  |
| <b>Density calculator</b>   | <b>22 dwellings per hectare</b>                             |  |
| <b>Suitability Assessment</b>   |   |  |
| <b>Constraint</b>   | <b>Score<br/>(red/amber/green)</b>                          | <b>Comments</b>  |
| Access to site  |   | 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  |   | Stokesby has a church, village hall, pub, shop, play area and moorings. Rates in lower third of settlements assessed in the Settlements Study <sup>3</sup> .   |
| Utilities Capacity  |   | Stokesby recently received mains sewerage.   |
| Utilities Infrastructure  |   | No obvious constraints.  |
| Contamination and ground stability  |   | None obvious from site visit and history as market garden/paddock. Houses adjoin the site and do not   |

<sup>3</sup> [http://www.broads-authority.gov.uk/\\_data/assets/pdf\\_file/0006/764475/Broads-Authority-Settlement-Study-no-hierarchy-in.pdf](http://www.broads-authority.gov.uk/_data/assets/pdf_file/0006/764475/Broads-Authority-Settlement-Study-no-hierarchy-in.pdf)



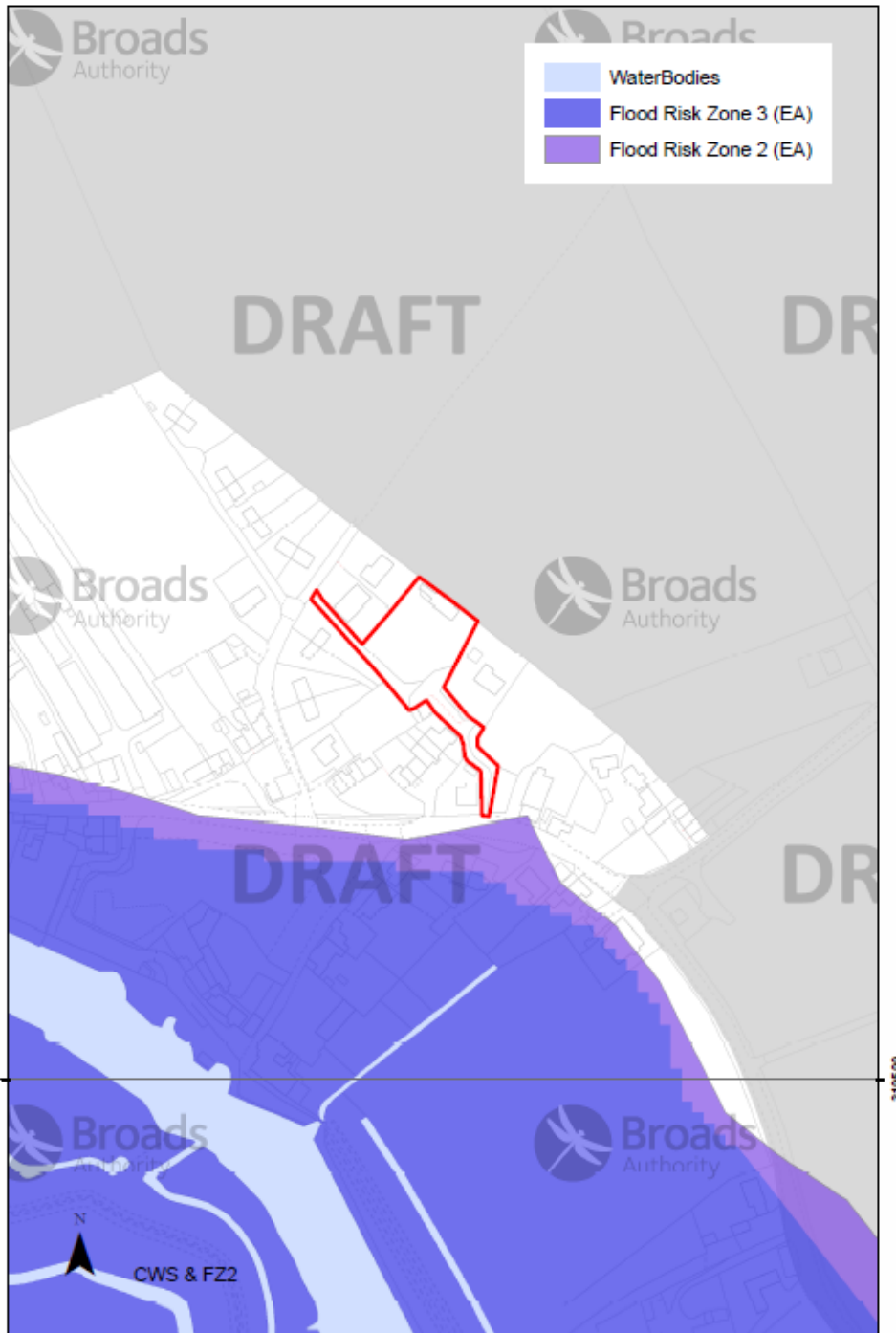
|   |                                |  |
|---|--------------------------------|--|
|   |                                | seem to be affected by poor ground stability.  |
| Flood Risk  |                                | Flood zone 1   |
| Coastal Change  |                                | Not near the coast.  |
| Market Attractiveness   |                                | The Parish Council generally consider there is a need for dwellings so this could point to dwellings in Stokesby being attractive.   |
| <b>Impact</b>   | <b>Score (red/amber/green)</b> | <b>Comments</b>  |
| Nationally and Locally Significant Landscapes   |                                | Whilst located in a National Park equivalent area, site is situated on the periphery with little obvious impact on the Broads.   |
| Townscape   |                                |  |
| Biodiversity and Geodiversity   |                                | 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 development (as such, rated amber).   |
| 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. This is amber and green. |
| Compatibility with neighbouring/adjoining uses  |                                | Amenity would be a key consideration, but housing is the main land use adjoining the site.   |
| <b>Local Plan Designations (add further lines as required)</b>                                      |                                |  |
| <b>Designation</b>  | <b>Policy reference</b>        | <b>Comments</b>  |
| -   | -                              | -  |
| <b>Availability Assessment (will require liaison with landowners)</b>                               |                                |  |
| Is the site being marketed?<br>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<br>(including justification):  | <b>4 per year.</b>   |
| Comments   | <b>All completed in one year after permission received.</b>  |
| <b>Achievability (including viability)</b>   |  |
| Comments   | No obvious unexpected scheme costs.  |
| <b>Overcoming Constraints</b>  |  |
| Comments   | Apart from the limited range of facilitates and services available in the village, all other constraints can be overcome it seems.   |
| <b>Trajectory of development</b>   |  |
| Comments   | Could be completed in the same year and within 5 years of plan adoption.   |
| <b>Barriers to Delivery</b>  |  |
| Comments   | Acceptable design, amenity issues, loss of green infrastructure, limited range of facilitates and services available in the village. |
| <b>Conclusion (e.g. is included in the theoretical capacity)</b>   |  |
| The assessment shows that the site is potentially suitable for allocation. There is a concern regarding access to services and facilities. |  |

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## Appendix C: Site Constraints

Scale 1:2,500



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## Appendix D: Draft Policy

### Policy PUBSTO1 Land adjacent to Tiedam, Stokesby

#### Inset Map **xx**

Land at Tiedam, Stokesby is allocated for residential development.

Residential Development proposals on this site will be permitted providing that:

- i) The scheme delivers a selection of housing types and sizes agreed with the Parish Council, Great Yarmouth Borough Council and Broads Authority;
- ii) The layout, density, form and design strengthens the rural character of the village and reinforces local distinctiveness and landscape character;
- iii) The mature hedgerows and trees, including the mature oak tree on the site are retained as an integral element of any scheme in perpetuity.
- iv) The amenity of residents both adjoining the site and the access to the site are protected.

Development proposals shall be accompanied by:

- a) A palette of materials that complement and reflect the local vernacular;
- b) A detailed landscaping scheme which incorporates the existing planting on the site, provides suitable boundary planting using native hedgerow and plant species and creates areas of open space to retain a spacious and green character within the site appropriate for a rural village;
- c) Confirmation that there is adequate capacity in the water recycling centre (sewage treatment works) and the foul sewerage network to serve the proposed development. Proposals shall also set out the methodology for the disposal of surface water and demonstrate that they will not have an adverse impact on ground water in terms of quality and quantity;
- d) A written methodology for the protection of the oak tree on the site during and after construction in accordance with British Standard 5837:2012 (Trees in relation to design, demolition and construction – Recommendations Trees in relation to construction) as amended;
- e) Details of the vehicular access to site including visibility splays, access width and formation to adequately service the number of vehicles associated with the scale of development proposed;
- f) Appropriate habitat and protected species surveys undertaken immediately prior to the submission of any planning application;
- g) Details of permanent biodiversity enhancements to be incorporated into the dwellings and the landscaping strategy to include for example swift nests and bat roosts.

#### Constraints and features

- EA 2013 Flood Risk Zone 1.
- Riverside pub nearby.
- Neighbouring dwellings.
- Access and visibility splay and private road access
- Large Oak tree on site.

#### Reasoned justification

Stokesby is an attractive settlement in the Broads, centrally located and easy to access from the water. It is one of a few settlements in the Broads where the majority of the settlement is in the Broads Authority Executive Area.

The site was promoted through the Preferred Options stage of the Local Plan and subsequently assessed as set out in the assessment<sup>4</sup>. Whilst the settlement has a lack of services and facilities<sup>5</sup> which could lead to reliance on single occupancy car use by occupiers of the dwellings, other considerations came into play. For example Great Yarmouth Borough's approach to new dwellings in such villages, the site having few constraints and the Housing White Paper which refers to enabling villages to thrive. This is discussed in the Site Assessment as referred to previously.

The site will largely be discreet from the majority of the village but lies adjacent to development on Croft Hill and Mill road and will be adjacent to rear gardens of those properties. Given the constraints of the site and the existing pattern of development in the village it is considered that around 4 modest dwellings might be accommodated on the site. Consideration should be given to the existing form of development both immediately adjacent and in the wider settlement, Semi-detached forms or small terraces could be employed both of which feature prominently within the village. Care should also be taken with the detailed design so that the insertion contributes positively to the village and its continued development over time. A palette of materials should be considered which complements the existing settlement or contrasts to it in a complementary manner. As always quality in terms of design, detailing and materials will be critical in achieving a finished product which positively contributes to the character of the settlement.

Proposers are required to engage early with the Broads Authority and Parish Council on the issues of mix of uses, site layout and design. Great Yarmouth Borough Council Housing Team also needs to be engaged in relation to the type of and size of dwellings needed in the area. In determining the housing to be delivered on site, the applicant should consider if the provision of serviced self-build plot(s) and/or the provision of starter homes is possible on this site.

Proposals will need to meet the requirements of policy PODM35 as the Stokesby area generally has good to very good dark skies.

There may be a requirement for an evidence based, project level HRA, to inform the proposal.

It is anticipated that the dwellings could be delivered by the end of 2019

#### Evidence used to inform this section

- See Site Assessment.

#### Monitoring Indicators

- Planning Applications permitted in accordance with (or otherwise) this policy.

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<sup>4</sup> XXXXX

<sup>5</sup> It has a shop, pub, village hall, play area and moorings according to the Settlement Study. [http://www.broads-authority.gov.uk/\\_\\_data/assets/pdf\\_file/0006/764475/Broads-Authority-Settlement-Study-no-hierarchy-in.pdf](http://www.broads-authority.gov.uk/__data/assets/pdf_file/0006/764475/Broads-Authority-Settlement-Study-no-hierarchy-in.pdf).