

2017 Homes
original side
GNP
1031
settlement side
GNP 2005.

The Greater Norwich Local Plan

Growing stronger communities together

Housing and Economic Land Availability
Assessment
(HELAA) Addendum
October 2018

ENVIRONMENT



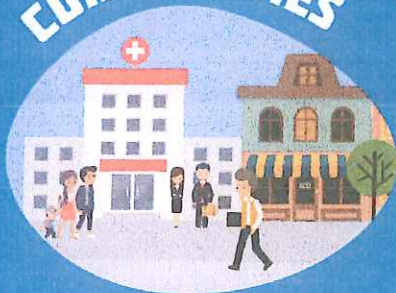
HOMES



INFRASTRUCTURE



COMMUNITIES



DELIVERY



ECONOMY



Greater Norwich Local Plan

Housing and Economic Land Availability Assessment (HELAA)

October 2018 – Addendum

Important: The inclusion of a site as potentially suitable for development within the HELAA DOES NOT confer any planning status on that site, or any commitment that it will be brought forward for development. In addition sites excluded from the HELAA assessment can still be subject to more detailed site assessment and be considered for allocation through the Local Plan process.

The purpose of this Housing and Economic Land Availability Assessment (HELAA) addendum is to update the December 2017 HELAA which was originally published as part of the Regulation 18 Greater Norwich Local Plan (GNLP) consultation that took place between January and March 2018. This addendum should be read alongside the December 2017 HELAA (*which can be found at www.gnlp.org.uk*) as the introduction and methodology in that document still apply.

The December 2017 HELAA provided a snapshot of potentially available sites as at 31 July 2017. Initially a total of 562 sites were submitted for consideration in the GNLP and only those sites put forward for housing, employment and commercial use were assessed through the HELAA. This HELAA addendum contains an assessment of the 200+ new or revised sites submitted between 31 July 2017 and the 17th August 2018.

Care has been taken not to double count with sites already considered in the December 2017 HELAA. In the case of revised sites, if the site revision is of a similar size or smaller than the original submission, then although technically that site may be suitable for the HELAA it has been marked as unsuitable to avoid double counting. If a revised site is significantly larger than the original submission then the additional area of land has been counted towards the HELAA figure and the site has been marked as suitable.

The December 2017 HELAA identified approximately **3700 hectares** of potentially suitable land put forward by site promoters either for wholly residential purposes or for mixed use development with a significant element of housing. Adjusting this figure to discount land in mixed use schemes which is not promoted for housing (and applying the density multipliers from the HELAA methodology for any schemes where dwelling numbers have not been specified), this amounted to approximately **69,000** dwellings.

This HELAA addendum identifies approximately a further **1100 hectares** of potentially suitable land put forward for wholly residential purposes or for mixed use development with a significant element of housing, which when applying the same adjustments as before equates to approximately **22,000** additional dwellings. This takes account of any adjustments made where sites have been resubmitted on amended boundaries, as above. Submitted sites which coincide with or largely overlap existing development commitments (sites with planning permission or allocated for a similar form of development) are not counted within the HELAA capacity totals, since they already form part of the baseline commitment in the Greater Norwich Local Plan.

Taking account of the sites submitted for assessment in the 2017 HELAA and the new and revised sites assessed in this 2018 addendum, the area of land potentially suitable for housing (or mixed use development with a significant element of housing) totals some **4800 hectares** which could accommodate up to **91,000** dwellings.

In combination with existing commitments the HELAA (December 2017, plus the 2018 addendum) clearly identifies residential land significantly in excess of OAN and therefore greatly exceeds what is required for allocation through the emerging GNLP. In addition, assumptions on windfall (set out in the GNLP topic paper) demonstrate an additional buffer to accommodate OAN.

In terms of employment land the Greater Norwich Employment, Town Centre and Retail study indicates that existing identified sites are sufficient to meet the requirements to 2036. The original HELAA identified **270 hectares** of land potentially suitable for employment and other economic uses (where not promoted in conjunction with housing). The HELAA addendum identifies a further **96 hectares** in new and revised sites promoted for employment and economic uses only, giving a total of **366 ha**. This increases to **433 hectares** when employment land forming part of mixed use developments is taken into account. Following the GNLP Regulation 18 consultation the Greater Norwich authorities will need to make a decision as to whether any potential employment sites promoted through the HELAA are preferable to the sites already allocated and permitted, if they are, those existing sites which become surplus can be re-evaluated in subsequent iterations of the HELAA.

The HELAA presents a snapshot of the position at a particular point in time and will need to be updated regularly as plan preparation progresses. In particular, should monitoring identify that any of the unimplemented sites no longer look likely to deliver within the plan period or decision be made to release some of the existing employment sites, then those sources will need to be re-evaluated.

5.83 Toft Monks

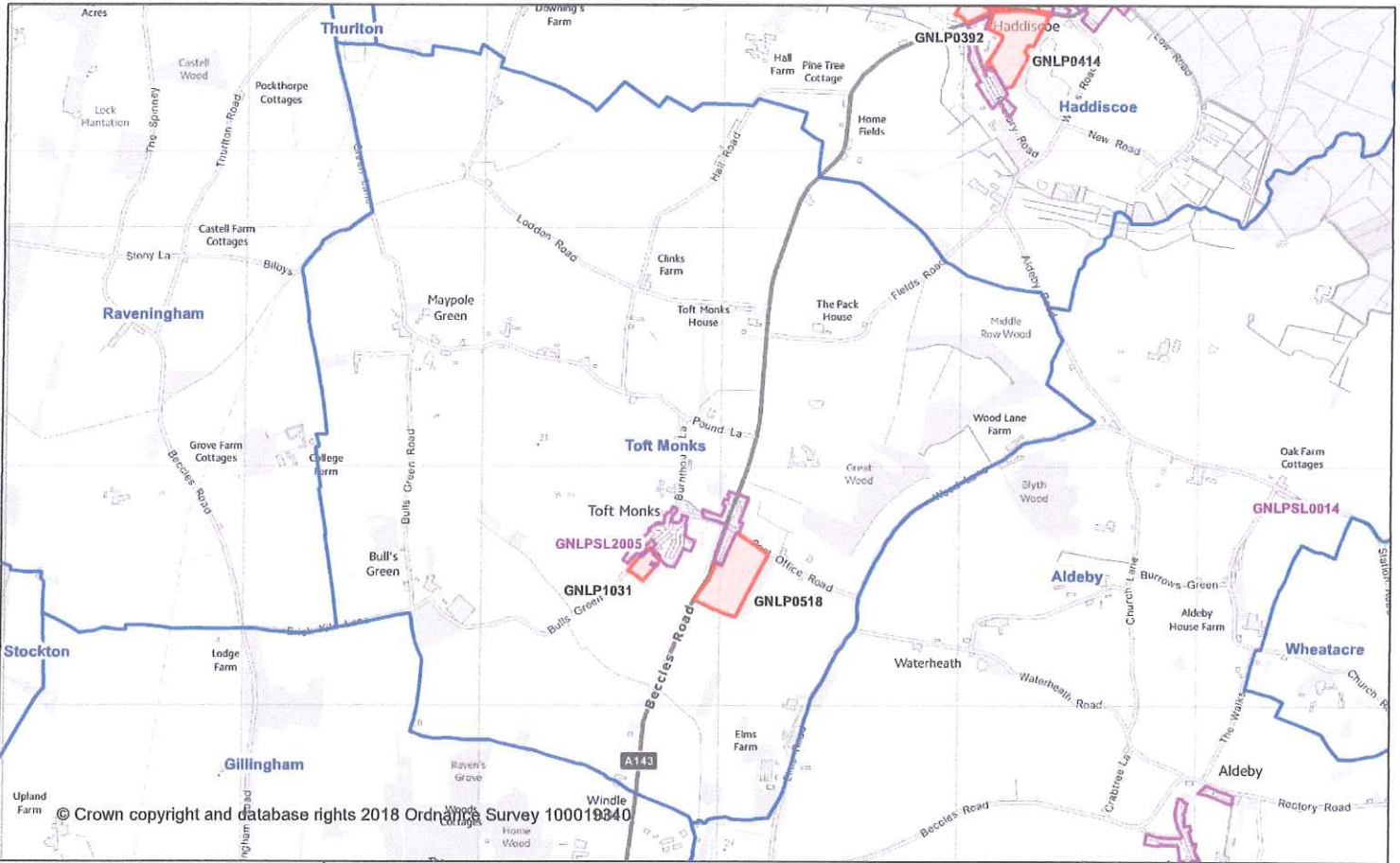
Two sites were consulted on in the village during the Regulation 18 consultation in early 2018. The Site Proposals document concluded *“To summarise, if Toft Monks is identified for development, GNL1031 or a reduced GNL0518 could be suitable for frontage development subject to highway authority approval”*.

One proposed change to the settlement boundary was submitted through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLPSL2005		Malcolm	Dixon	MDPC Ltd	Bulls Green Lane	0.25	Settlement boundary

GNLPSL2005 is adjacent to the settlement boundary, but habitat retention may be a constraint.

In conclusion, subject to addressing habitat constraints, changes to the settlement boundary could be considered.



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**Greater Norwich Local Plan
Regulation 18 Consultation**

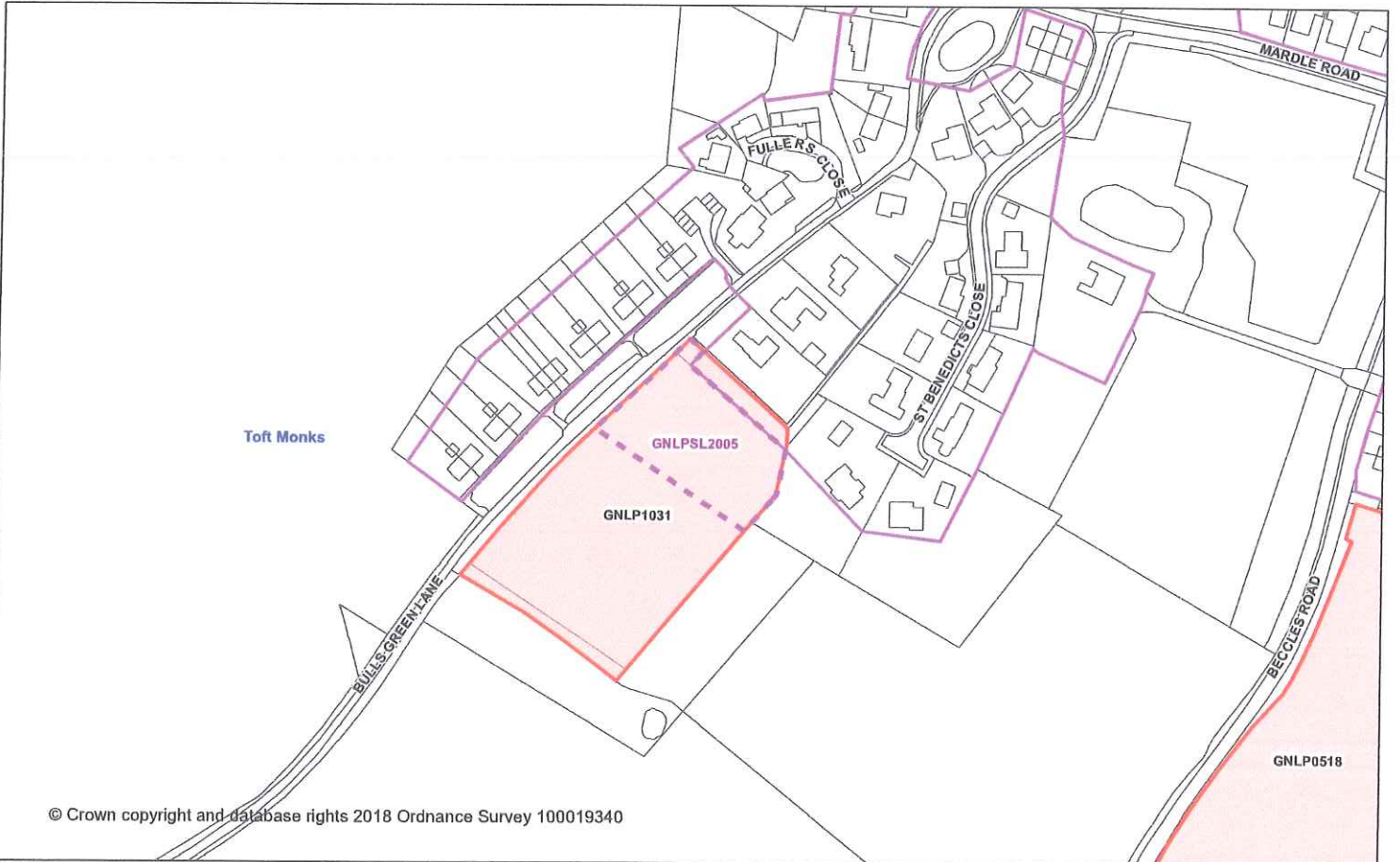
Toft Monks CP

- Proposed changes to settlement boundary
- Sites submitted during Reg 18 stage
- Sites submitted during call for sites
- Commitments
- Broads Authority Area
- Parish Boundary
- Settlement Boundaries

Date created:
15-06-2018
1:20,592
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This map was made by the Norfolk County Council Information Exploration Team. info@norfolk.gov.uk



**Greater Norwich Local Plan
Regulation 18 Consultation**

GNLPSL2005

This map was made by the Norfolk County Council Mapping & Information Team. gis@norfolk.gov.uk

-  Proposed changes to settlement boundary
-  Sites submitted during Reg 18 stage
-  Sites submitted during call for sites

-  Commitments
-  Broads Authority Area
-  Parish Boundary
-  Settlement Boundaries

Date created:
15-06-2018

scale: 1:2,000
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The Greater Norwich Local Plan

Growing stronger communities together

Site Proposals Document Addendum
New, Revised and Small Sites
29 October to 14 December 2018

ENVIRONMENT



HOMES



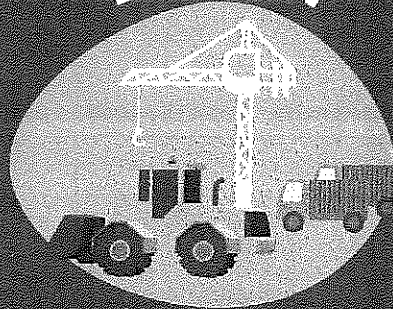
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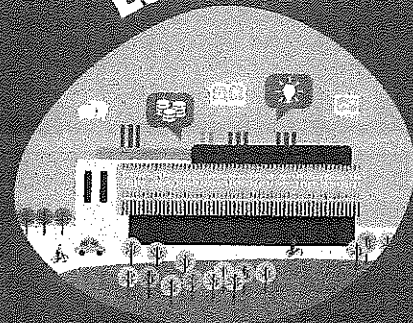
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Greater Norwich Local Plan
Site Proposals document

Section 1 - Introduction

PLEASE NOTE: THIS CONSULTATION IS ON NEW, REVISED AND SMALL SITES. WE ARE NOT SEEKING VIEWS ON THE SITES AND THE GROWTH STRATEGY CONSULTED ON IN EARLY 2018, OR ON EXISTING COMMITMENTS¹. However, when commenting on new sites, you can also tell us if you have anything more to say about nearby sites consulted on in early 2018. You will need to include the site reference for the earlier site in your comments for the new site.

- 1.1 This document is an addendum to the Site Proposals document produced for the Regulation 18 Consultation in early 2018 (available [here](#)). It forms part of the Regulation 18 consultation on the emerging Greater Norwich Local Plan (GNLP).
- 1.2 It covers:
- **new sites** submitted through the Regulation 18 consultation in early 2018;
 - proposed **revisions** to sites previously submitted;
 - and **small sites** (of less than 0.25 hectares or 5 dwellings) submitted throughout the plan-making process up to now. The small sites are considered as potential changes to settlement boundaries.
- 1.3 **At this stage no decisions have been made about which sites should or should not be included in the emerging plan; however, the Site Proposals document ([here](#)), this addendum to it and the supporting evidence in the Housing and Economic Land Availability Assessment (HELAA) give an early indication about their possible suitability.**
- 1.4 Set out below in this document are a series of site details and settlement summaries, with accompanying maps available via the GNLP website at <http://www.gnlp.org.uk> :
- **site details** are listed under the parish within which they fall (or within which the majority of the site falls);
 - you can make **comments** on the submitted sites online via the GNLP website, with interactive maps for each submitted site also available to help you (see below for further detail);
 - sites are also illustrated in **map booklets** for each parish/town/city available via the GNLP website. Each map booklet contains an overall map for the parish, followed by a series of individual site maps. We have tried to show as much context as possible, therefore existing commitments, sites previously consulted on (see 2.0 below) and sites which are outside the parish, but close to the boundary, should also be clearly evident from the maps.
 - Hard copies of the maps and consultation documents are also available from the consultation deposit points:

¹ Commitments are sites which are allocated through current plans and sites which have current planning permissions.

- County Hall, Martineau Lane, Norwich (main reception);
 - City Hall, St Peters Street, Norwich (2nd floor reception);
 - Broadland District Council, Thorpe Road, Thorpe St Andrew (main reception);
 - South Norfolk Council, Cygnet Court, Long Stratton (main reception).
- As the title suggests, the **settlement summaries** have been written on a settlement basis, rather than a parish basis. Therefore, where a site clearly relates to a settlement in an adjoining parish, because of proximity and because future residents would use the services and facilities in that settlement, the site has been included within the summary for that settlement. For example, the settlement summary for Poringland includes several sites which are listed under the parishes of Caistor St Edmund, Framingham Earl, Framingham Pigot, and Stoke Holy Cross, but which are shown on the maps for both the parish they are in and are also shown on the overall parish map for Poringland.

Where possible, where the sites details and the summary of the site appear under different parishes, we have tried to cross-reference these as clearly as possible.

Proposed Sites

- 1.5 Basic site details are set out for all sites submitted through the Regulation 18 consultation in early 2018 and subsequently up to 17 August 2018. The site details set out the location of the site, who has proposed it and what they would like it considered for. Whilst we have tried to take into account what the site has been proposed for, where sites have been proposed for specific house numbers the assessment will take into account the potential for housing development at the densities set out in the HELAA methodology, in order to make the assessment of sites consistent. Only sites of 0.25 hectares or more, or 5 dwellings or more, have been assessed using the HELAA methodology. **Please note that sites of less than 0.25 hectares or for fewer than 5 dwellings will not be allocated through the GNLP, though they can be considered as part of extensions to development boundaries**

Assessment of sites received through the early 2018 Regulation 18 consultation and up to 17th August 2018.

- 1.6 An initial assessment of new sites received through the Regulation 18 consultation and up to 17 August 2018 has been undertaken through the **Housing and Economic Land Availability Assessment (HELAA)**. The HELAA uses a methodology which is based on Government advice and which has been agreed by all of the Norfolk Local Planning Authorities. The HELAA is a desk-based exercise which uses a system of Red/Amber/Green (RAG) scores for a range of 'constraints' and 'impacts' associated with the potential development of the sites. **Its purpose is to identify potential capacity for housing and employment growth across the three districts.**
- 1.7 The views of a range of technical stakeholders, such as Norfolk Wildlife Trust, Anglian Water, local authority Conservation and Environmental Health services, and Norfolk County Council's Highways, Ecology and Historic Environment services, have been taken into account in the HELAA assessment. The HELAA uses RAG scores to assess the suitability of the sites (for the uses proposed by those submitting the sites) and

this is complemented by an assessment of their 'availability' and 'achievability' in order to draw a conclusion about whether the site has potential capacity. The stakeholder responses have helped guide the RAG scores. **However, the final HELAA scores do not necessarily directly reflect the consultee responses, as these are often made from a very specific viewpoint, and the HELAA needs to consider the potential for mitigating some of the impacts.**

- 1.8 The intention of the HELAA is to gauge the *potential* capacity of the sites and the assessment indicates that relatively few sites have no capacity for development. **However, it should be noted that just because the HELAA identifies a site has potential capacity for development, this does not mean that it is a suitable allocation site or would be granted planning permission.**

Settlement summaries

- 1.9 This addendum has been produced to update the Site Proposals document, taking account of sites through the Regulation 18 consultation and subsequently up to August 17th 2018. The settlement summaries in sections 3 to 5 of this document have been updated to take account of the **new, revised and small sites.**
- 1.10 The aim is to highlight what the main concerns are for that town or village, arising principally from the HELAA, and a broad indication of which sites may be preferable for development, should sites be needed in that location. Again, **the settlement summaries do not confirm that a site is suitable for allocation, or give any indication that planning permission would be granted.** Further, more detailed work, is required to establish this. This could include more detailed investigation of the potential constraints and impacts identified by the initial assessment and an on-site assessment. Work is ongoing, particularly in relation to safe routes to school which may also have an effect on the conclusions drawn. Because the distribution of development between different types of settlement has not yet been established, it is not yet possible to say how much new housing (or other uses) will be required in particular places. Please note that **where no new, revised or small sites has been submitted in a parish, an updated settlement summary for that village has not been produced. In addition, where no site was submitted to the early 2018 Regulation 18 consultation, but a site/s has now been submitted, the reference number has an "a" suffix.**

Section 2 - Existing Commitment and the Regulation 18 consultation in early 2018

- 2.1 Consultation maps show **existing commitments** (i.e. sites which are allocated through current plans and sites which have current planning permissions) and the **sites consulted on in early 2018**. As we have already received views on these and proposed Growth Options, **we are not seeking your views on these through this consultation**. However, when commenting on new sites, you can also tell us if you have anything more to say about nearby sites consulted on in early 2018. You will need to include the site reference for the earlier site in your comments on the new site. Please be assured that all views received through the plan-making process will help us to draw up our draft plan, including the preferred sites and strategy, to be consulted on in September/October 2019.

5.83. Toft Monks

Settlement Summary

The JCS identifies Toft Monks as an Other Village; there is a pub and garage within the village and a primary school outside the village. The village roads are narrow, forming the main constraint to development.

Two sites have been submitted adjacent to the settlement boundaries; GNLPO518 wraps around existing development on Beccles Road. At over 5ha, if developed in its entirety it would be large scale in comparison with the existing village, but is unlikely to be large enough to provide and support additional services. GNL1031 (0.9ha) is adjacent to a group TPO. There are some areas of both sites at risk of surface water flooding, but these could be avoided.

To summarise, if Toft Monks is identified for development, GNL1031 or a reduced GNLPO518 could be suitable for frontage development subject to Highway Authority approval.

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last Name	Organisation			
GNLPO518	Mr	Ben	Willis	Wingfield Planning Consultancy Ltd	Land south of Post Office Rd and east of Beccles Rd	5.17	Mixed use including residential development
GNL1031	Mr	Malcolm	Dixon	MDPC Ltd	Land South Side of Bulls Green	0.8	Residential development of an unspecified amount.
Housing Commitment Sites (At 1 April 2017, 5 or more units only)							
Address			Planning Permission Ref.		Allocation ref.		Remaining Dwellings at 1 April 2017