

Greater Norwich Site Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	
Date Received:	

This form is to be filled out by any interested parties who want to promote a site for a specific use or development to be allocated in the Greater Norwich Local Plan.

Only one form should be submitted for each individual site i.e. it is not necessary for a separate form to be completed for each landowner on a single site in multiple ownerships. However, a separate form must be completed for each individual site submitted.

Your completed form should be returned to the Greater Norwich Local Plan team:

By email: gnlp@norfolk.gov.uk

Or, if it is not possible submit the form electronically,

By Post to:

Greater Norwich Local Plan Team
PO Box 3466
Norwich
NR7 7NX

The site submissions received as part of the Greater Norwich Local Plan Regulation 18 Consultation will be published and made available for public viewing. By submitting this form you are consenting to the details about you and your individual site(s) being stored by Norfolk County Council and shared with Broadland District Council, Norwich City Council and South Norfolk District Council, and that the details of the site will be published for consultation purposes. Under the (GDPR) General Data Protection Regulation Norfolk County Council will be the data controller.

Further advice and guidance can be obtained by visiting the Greater Norwich Local Plan website or by contacting the Greater Norwich Local Plan team directly:

Website: www.gnlp.org.uk
E-mail: gnlp@norfolk.gov.uk
Telephone: 01603 306603

1a. Contact Details	
Title	Mr
First Name	Magnus
Last Name	Magnusson
Job Title (where relevant)	Planner
Organisation (where relevant)	Parker Planning Services
Address	Northgate Business Centre, 10 Northgate Street, Bury St Edmunds, Suffolk
Post Code	IP33 1HQ
Telephone Number	01263 720332
Email Address	magnus@parkerplanningservices.co.uk

1b. I am...	
Owner of the site <input type="checkbox"/>	Parish/Town Council <input type="checkbox"/>
Developer <input type="checkbox"/>	Community Group <input type="checkbox"/>
Land Agent <input type="checkbox"/>	Local Resident <input type="checkbox"/>
Planning Consultant <input checked="" type="checkbox"/>	Registered Social Landlord <input type="checkbox"/>
Other (please specify):	

N/A

1c. Client/Landowner Details (if different from question 1a)

Title	
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	MHM Farming
Address	
Post Code	
Telephone Number	
Email Address	

2. Site Details

Site location / address and post code (please include as an attachment to this response form a location plan of the site on a scaled OS base with the boundaries of the site clearly shown)	Land at Home Farm, Rackheath, Norfolk, NR13 6LP (see accompanying Call for Sites Statement prepared by Parker Planning Services for further details in respect of location).
Grid reference (if known)	

Site area (hectares)	The site area relating to just the residential area and the open space within that area amounts to a total of 7 hectares (see associated plans included with our Call for Sites submission).
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Site Ownership		
3a. I (or my client)...		
Is the sole owner of the site	Is a part owner of the site	Do/Does not own (or hold any legal interest in) the site whatsoever
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3b. Please provide the name, address and contact details of the site's landowner(s) and attach copies of all relevant title plans and deeds (if available).		
See above		
3c. If the site is in multiple landownerships do all landowners support your proposal for the site?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
3d. If you answered no to the above question please provide details of why not all of the sites owners support your proposals for the site.		
N/A		

Current and Historic Land Uses
4a. Current Land Use (Please describe the site's current land use e.g. agriculture, employment, unused/vacant etc.)

Agricultural/Parkland

4b. Has the site been previously developed?

Yes

No

4c. Describe any previous uses of the site. (please provide details of any relevant historic planning applications, including application numbers if known)

None relevant

Proposed Future Uses

5a. Please provide a short description of the development or land use you proposed, including stating if it is for a settlement boundary revision (if you are proposing a site to be designated as local green space please go directly to question 6).

Proposal for residential development (including affordable units) that creates opportunities for connecting routes and significant open space within a sustainable location.

5b. Which of the following use or uses are you proposing?

Market Housing <input checked="" type="checkbox"/>	Business and offices <input type="checkbox"/>	Recreation & Leisure <input checked="" type="checkbox"/>
Affordable Housing <input checked="" type="checkbox"/>	General industrial <input type="checkbox"/>	Community Use <input type="checkbox"/>
Residential Care Home <input type="checkbox"/>	Storage and distribution <input type="checkbox"/>	Public Open Space <input checked="" type="checkbox"/>
Gypsy and Traveller Pitches <input type="checkbox"/>	Tourism <input type="checkbox"/>	Other (Please Specify) <input type="checkbox"/>

5c. Please provide further details of your proposal, including details on number of houses and proposed floorspace of commercial buildings etc.

82 dwellings (at 11.27 dph) comprising 4, 3 and 2 bedroom properties in addition to 'policy compliant' provision of the following on or off site (to be agreed with the LPA) in accordance with the Council SPD for Recreation and Open Space:

- 5.5m² x 82 dwellings = 451m² for Children's Play Space

- 45m² x 82 dwellings = 3,690m² for remainder of formal recreation (which is usually provided off-site and by way off financial contribution)

- 104 m² x 82 dwellings = 8,528m² for informal recreation and allotment provision (which would usually be an off-site financial contribution)

5d. Please describe any benefits to the Local Area that the development of the site could provide.

Rackheath Neighbourhood Plan identifies our client's site as one which could provide connecting routes. Page 38, Fig23 also indicates the desire for 'Rackheath Park' as a Community Facility. As this site is currently within private ownership, the only way to achieve this would be to allow development and the land owners would be able to help the local community achieve their aspirations.

Housing is accepted to be a (societal) benefit, particularly in a location which is within the area of 'main focus' for growth and so close to Norwich with excellent road links and public transportation options. With the approval of Beeston Park on the doorstep, which is effectively a new town with a wide range of facilities and services, as well as a range of facilities and services already available in the locality, the site is in a highly sustainable location in terms of access to services and facilities.

There are other benefits arising from construction, such as temporary employment and purchase of materials. Residents will also provide a source of income for local services and amenities (a boost to the local economy).

The development would realise a 'policy compliant' provision of the following on or off site (to be agreed with the LPA) in accordance with the Council's SPD for Recreation and Open Space:

- 5.5m² x 82 dwellings = 451m² for Children's Play Space

- 45m² x 82 dwellings = 3,690m² for remainder of formal recreation (which is usually provided off-site and by way off financial contribution)

- 104 m² x 82 dwellings = 8,528m² for informal recreation and allotment provision (which would usually be an off-site financial contribution)

The connectivity plan provided in the accompanying Call for Sites Statement illustrates the vital (sustainable) linkages with existing and proposed developments (including facilities and services) that the scheme will provide for existing and future residents of the local area.

Local Green Space

If you are proposed a site to be designated as Local Green Space please complete the following questions. These questions do not need to be completed if you are not proposing a site as Local Green Space. Please consult the guidance notes for an explanation of Local Green Space Designations.

6a. Which community would the site serve and how would the designation of the site benefit that community.

N/A

6b. Please describe why you consider the site to be of particular local significance e.g. recreational value, tranquillity or richness in wildlife.

N/A

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Site Features and Constraints
Are there any features of the site or limitations that may constrain development on this site (please give details)?
7a. Site Access: Is there a current means of access to the site from the public highway, does this access need to be improved before development can take place and are there any public rights of way that cross or adjoin the site?
A new access is proposed as shown on the indicative plans and is taken from Wroxham Road (A1151).
7b. Topography: Are there any slopes or significant changes of in levels that could affect the development of the site?
A Topographical Survey has been undertaken. No topographical features have been identified that will affect the development of the site.
7c. Ground Conditions: Are ground conditions on the site stable? Are there potential ground contamination issues?
There are not known to be any contamination issues pertaining to the site. Furthermore, ground conditions on the site are stable.
7d. Flood Risk: Is the site liable to river, ground water or surface water flooding and if so what is the nature, source and frequency of the flooding?
A FRA will be submitted alongside any planning application for development. The site lies within Flood Zone 1 (According to the Environment Agency's mapping data) and as a consequence at a low risk/probability of flooding.
7e. Legal Issues: Is there land in third party ownership, or access rights, which must be acquired to develop the site, do any restrictive covenants exist, are there any existing tenancies?
No
7f. Environmental Issues: Is the site located next to a watercourse or mature woodland, are there any significant trees or hedgerows crossing or bordering the site are there any known features of ecological or geological importance on or adjacent to the site?
The site is does not lie within or adjacent to an area subject of any statutory ecological or geological designation. The site is not located next to a watercourse or mature woodland. A PEA has been undertaken and that has revealed not identified any adverse impacts that cannot be mitigated albeit further survey work is recommended.
7g. Heritage Issues: Are there any listed buildings, Conservation Areas, Historic Parklands or Schedules Monuments on the site or nearby? If so, how might the site's development affect them?

The site is subject to a 'local' Historic Parkland/Historic Gardens designation (DM Policies DPD, 2015 - Policies Map).

The Grade II Rackheath Hall lies some 0.4 miles to the south of the development site and any development would need to take this into account.

7h. Neighbouring Uses: What are the neighbouring uses and will either the proposed use or neighbouring uses have any implications?

Neighbouring land uses are agricultural in nature and development of the site for residential purposes will not have negative implications for the surrounding land-uses.

7i. Existing uses and Buildings: are there any existing buildings or uses that need to be relocated before the site can be developed.

No

7j. Other: (please specify):

N/A

Utilities

8a. Which of the following are likely to be readily available to service the site and enable its development? Please provide details where possible.

	Yes	No	Unsure
Mains water supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mains sewerage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electricity supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public highway	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Broadband internet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please specify):			

8b. Please provide any further information on the utilities available on the site:

Utilities are available now or will be made available on commencement of development.

Availability

9a. Please indicate when the site could be made available for the land use or development proposed.

Immediately	<input checked="" type="checkbox"/>
1 to 5 years (by April 2021)	<input type="checkbox"/>
5 - 10 years (between April 2021 and 2026)	<input type="checkbox"/>
10 – 15 years (between April 2026 and 2031)	<input type="checkbox"/>
15 - 20 years (between April 2031 and 2038)	<input type="checkbox"/>

9b. Please give reasons for the answer given above.

There are no legal or ownership impediments to development on site. The land is under the control of a single landowner/developer who is actively promoting the site through the Local Plan process. Furthermore, our client has engaged in pre-application discussions with the LPA. The site is available immediately for development, i.e. in a 0-5-year period. There are no unresolved multiple ownership issues, ransom strips, tenancies or operational requirements of other landowners, which may affect the availability of the site.

Market Interest

10. Please choose the most appropriate category below to indicate what level of market interest there is/has been in the site. Please include relevant dates in the comments section.

	Yes	Comments
Site is owned by a developer/promoter	<input checked="" type="checkbox"/>	
Site is under option to a developer/promoter	<input type="checkbox"/>	
Enquiries received	<input type="checkbox"/>	

Site is being marketed	<input type="checkbox"/>	
None	<input type="checkbox"/>	
Not known	<input type="checkbox"/>	

Delivery	
11a. Please indicate when you anticipate the proposed development could be begun.	
Up to 5 years (by April 2021)	<input checked="" type="checkbox"/>
5 - 10 years (between April 2021 and 2026)	<input type="checkbox"/>
10 – 15 years (between April 2026 and 2031)	<input type="checkbox"/>
15 - 20 years (between April 2031 and 2038)	<input type="checkbox"/>
11b. Once started, how many years do you think it would take to complete the proposed development (if known)?	
Up to 2 years	

Viability			
12a. You acknowledge that there are likely to be policy requirements and Community Infrastructure Levy (CIL) costs to be met which will be in addition to the other development costs of the site (depending on the type and scale of land use proposed). These requirements are likely to include but are not limited to: Affordable Housing; Sports Pitches & Children’s Play Space and Community Infrastructure Levy			<input checked="" type="checkbox"/>
	Yes	No	Unsure
12b. Do you know if there are there any abnormal costs that could affect the viability of the site e.g. infrastructure, demolition or ground conditions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

12c. If there are abnormal costs associated with the site please provide details: No abnormal costs			
12d. Do you consider that the site is currently viable for its proposed use taking into account any and all current planning policy and CIL considerations and	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

other abnormal development costs associated with the site?			
<p>12e. Please attach any viability assessment or development appraisal you have undertaken for the site, or any other evidence you consider helps demonstrate the viability of the site.</p> <p>The development is economically viable and can be delivered immediately, i.e. 0 - 5 years. There are no abnormal costs associated with the proposal that might impact upon viability.</p>			

Other Relevant Information
<p>13. Please use the space below to for additional information or further explanations on any of the topics covered in this form</p>
<p>Please see accompanying Call for Sites Statement prepared by Parker Planning Services</p>

Check List	
Your Details	Y
Site Details (including site location plan)	Y
Site Ownership	Y
Current and Historic Land Uses	Y
Proposed Future Uses	Y

Local Green Space (Only to be completed for proposed Local Green Space Designations)	Y
Site Features and Constraints	Y
Utilities	Y
Availability	Y
Market Interest	Y
Delivery	Y
Viability	Y
Other Relevant Information	Y
Declaration	Y

14. Disclaimer

I understand that:

Data Protection and Freedom of Information

The Data Controller of this information under the General Data Protection Regulation (GDPR)2018 / Data Protection Act 1998 will be Norfolk County Council, which will hold the data on behalf of Broadland District Council, Norwich City Council and South Norfolk District Council. The purposes of collecting this data are:

- to assist in the preparation of the Greater Norwich Local Plan
- to contact you, if necessary, regarding the answers given in your form
- to evaluate the development potential of the submitted site for the uses proposed within the form

The Site Submission response forms received as part of the Greater Norwich Local Plan Regulation 18 Consultation will be published and made available for public viewing. By submitting this form you are consenting to the details about you and your individual sites being stored by Norfolk County Council, and the details being published for consultation purposes. Any information you consider to be confidential is clearly marked in the submitted response form and you have confirmed with the Council(s) in advance that such information can be kept confidential as instructed in the Greater Norwich Local Plan: Regulation 18 "- Site Submission Guidance Notes.

See our Privacy notice here <http://www.greaternorwichlocalplan.org.uk/> for information on how we manage your personal information

Declaration

I agree that the details within this form can be held by Norfolk County Council and that those details can be made available for public viewing and shared with Broadland District Council, Norwich City Council and South Norfolk Council for the purposes specified in the disclaimer above.

Name

Date

30/01/2020



WROXHAM ROAD

A1270



March 2020

GNLP Site Submission

Land at Home Farm,
Rackheath,
Norfolk,
NR13 6LP

Norfolk Office 01603 516319

Orchard House
Hall Lane
East Tuddenham,
Norfolk, NR20 3LR

Suffolk Office 01284 336348

The Northgate Business Centre,
10 Northgate Street,
Bury St Edmunds,
Suffolk, IP33 1HQ

Essex Office 01245 934 184

Moulsham Mill,
Parkway,
Chelmsford
Essex, CM2 7PX

Information

Client	MHM Farming
Site Address	Land at Home Farm, Rackheath, Norfolk, NR13 6LP
Date	March 2020
Local Planning Authority	Broadland District Council

Author: Magnus Magnusson MRTPI

Reviewed By: Jason Parker (Director)

Report Revision:1

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Appendix A – Site Assessment Proforma

1.0 Introduction

- 1.1 The Greater Norwich Local Plan (GNLP) is being prepared by Broadland District Council, (hereafter BDC), Norwich City Council and South Norfolk District Council working together with Norfolk County Council through the Greater Norwich Development Partnership (GNDP).
- 1.2 The GNLP will cover the period to 2036 and will identify sites for new homes, jobs and infrastructure. As part of the (further) GNLP Regulation 18 stage consultation, the GNDP have issues a 'Call for Sites' that can potentially assist in delivering their growth aspirations.
- 1.3 The intention of this statement is to confirm the suitability, availability and achievability of the Home Farm site for inclusion as an allocation within the GNLP and the evidence base documents that will inform its preparation. The consultation itself commenced on 29th January 2020 and will close on the 16th March 2020.
- 1.4 This statement has been prepared in order to satisfy the requirements of the joint Norfolk Housing and Economic Land Availability Assessment Methodology (HELAA, 2016) in addition to the specific *Call for Sites* consultation guidance.

2.0 Site and Context

- 2.1 The site is agricultural in nature and lies immediately to the south of (and is accessed via) Wroxham Road (A1151). The new Norwich Distributor Road (NDR) lies just 100 metres or so from the site's eastern boundary. The site area proposed for residential development and the open space within that area amounts to 7 hectares and it is considered to have the potential to accommodate 82 dwellings approx. including affordable units.



Fig.1 Potential Lay-out plan showing 82 units and open space provision.

3.0 Designations & Constraints

3.1 Policy 1.3 (2) (d) of the DMPD identifies that permission for development in the countryside (i.e. outside of the defined development boundaries of settlements) will only be granted if (it) otherwise demonstrates overriding benefits in terms of economic, social and environmental dimensions as addressed in Policy 1.1. Policy 1.1 seeks to ensure development contributes to achieving sustainable development.

3.2 Whilst it is considered that this site at Home Farm is a sustainable option for development (for the reasons outlined within this statement) whilst offering overriding benefits in economic, social and environmental terms, our client is seeking the allocation of their site via the Local Plan process and therefore such policy guidance 'constraint(s)' are of limited relevance.

3.3 The development site is identified by the Environment Agency as being within 'Flood Zone

- 1' in its entirety and as such is at low risk of flooding from surface water.
- 3.4 The Grade II Rackheath Hall lies some 0.4 miles to the south of the development site and any development would need to take this into account.
 - 3.5 The site is the subject of an extant (local) Historic Parkland/Historic Garden designation (DM Policies DPD, 2015 – Policies Map). This is currently 'parkland' within private use and were the site to come forwards as an allocation in the GNLP, this land would be made accessible to the public (i.e. a societal net gain).
 - 3.6 There are no archaeological records pertaining to 'protected' features although the LPA are likely to require an appropriate scheme of investigation prior to any development taking place.
 - 3.7 Our client's site does not lie within or adjacent to an area subject to any statutory ecological or geological designation. The site is not located next to a watercourse of mature woodland.
 - 3.8 The Rackheath Neighbourhood Plan identifies our client's site as one that could potentially provide connecting routes.

4.0 Suitability including assessment of potential constraints & impacts

- 4.1 To assess the suitability of sites the HELAA methodology document (intended to accord with both local and national planning policy and guidance) prescribes a **red, amber, green** (RAG) approach to assessing various types of 'constraints' on a site's deliverability in addition to potential 'impacts' arising.
- 4.2 For a site to be 'taken forward' and included in the HELAA capacity assessment, sites are expected to achieve either an amber or green rating against all suitability criteria and furthermore, meet the availability and achievability 'tests'. Some sites will have constraints and impacts that are insurmountable and thus undermine their suitability for development.
- 4.3 Parker Planning have undertaken their own RAG assessment in accordance with the *Combined Authority Methodology Document* (2016) that demonstrates our client's sites suitability for inclusion within the HELAA housing capacity assessment in addition to an allocation within the GNLP.

Potential Site Constraints

- 4.4 **Access to site** – The access to the site will be taken from Wroxham Road immediately to the north. There is no evidence to suggest that securing an appropriate access will be problematic and there is adequate space to provide the requisite visibility splays in both directions along the Wroxham Road. **RAG assessment = Green.**
- 4.5 **Access to Local Services and facilities** - Our client's site is well related to higher order settlements including Norwich itself (just 3 miles to the 'City Centre' approx.) Wroxham (*Key Service Centre*) 2.5 miles and the village of Rackheath less than 1 mile to the south-east which has the equivalent status of a *Service Village*, whilst providing a significant location for housing growth (JCS Policy 15). Furthermore, the recently approved Beeston Park, on the doorstep, is effectively a 'new town'. There are a wide range of existing and planned community facilities available in these locations for future residents of the Home Farm development.
- 4.6 The Sprowston Park and ride is only 0.8 miles away. The site is served via regular bus services/routes 11 & 12 on the 'Pink Line' (First Norfolk & Suffolk bus company) and there is an existing bus stop in very close proximity of the site.
- 4.7 Furthermore, it is intended that the development will provide vital linkages/connectivity for the existing and future residents of this part of Rackheath (fig. 2), making access to key services and facilities available by means other than the PMV. **RAG assessment = Green.**

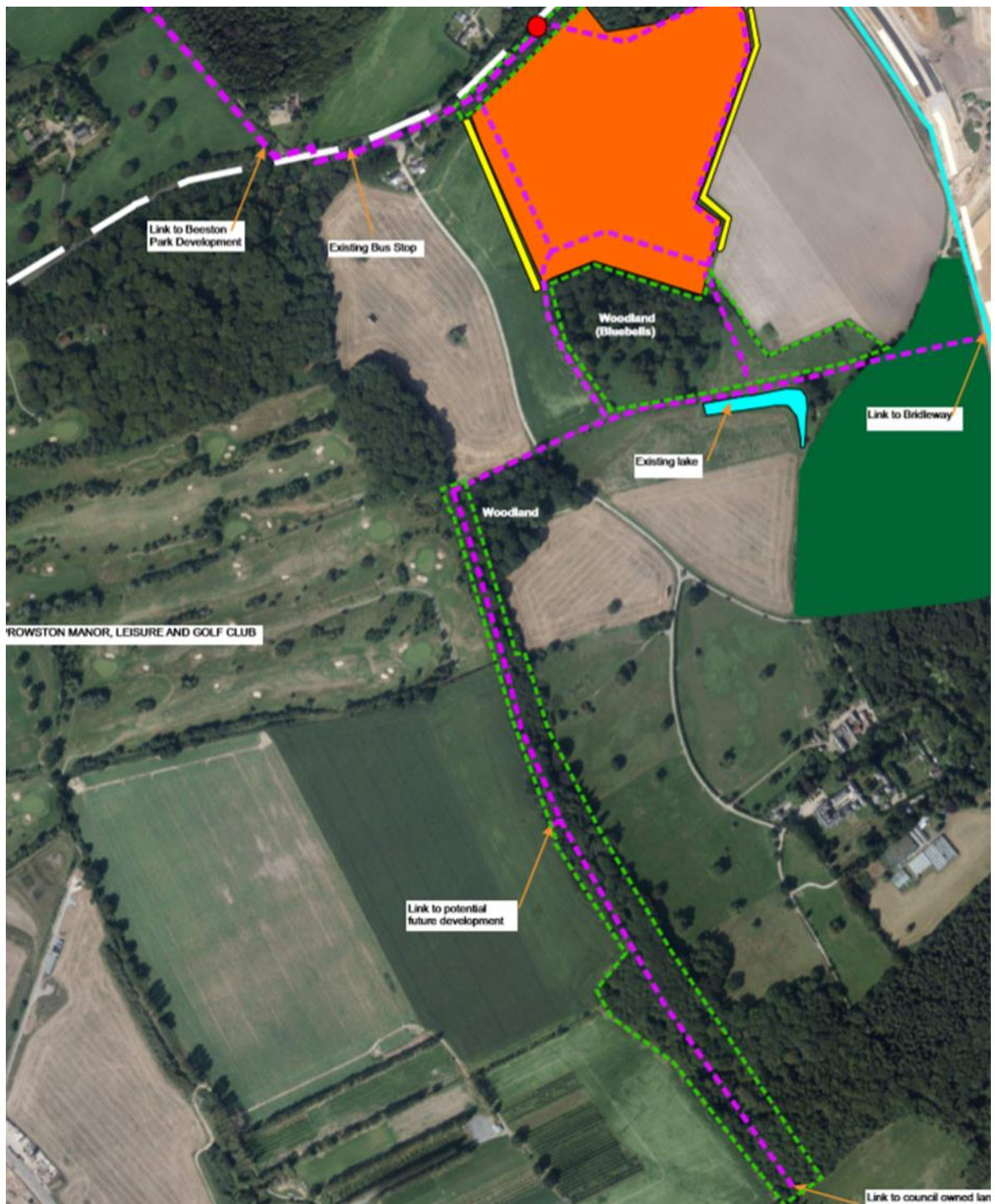


Fig. 2 – Plan showing proposed connectivity and further publicly accessible open space.

4.8 **Utilities Capacity** – Although ‘greenfield’, the site relates well to the existing form of Norwich and any increased utilities capacity requirement can be considered in combination with adjoining sites, some with extant planning permission. There is no evidence to suggest that

utilities capacity will be a constraint/cannot be planned for in combination with the delivery of other sites. As can be seen on the plan below, our client's site is effectively an island amidst other approved or emerging development. **RAG assessment = Green.**

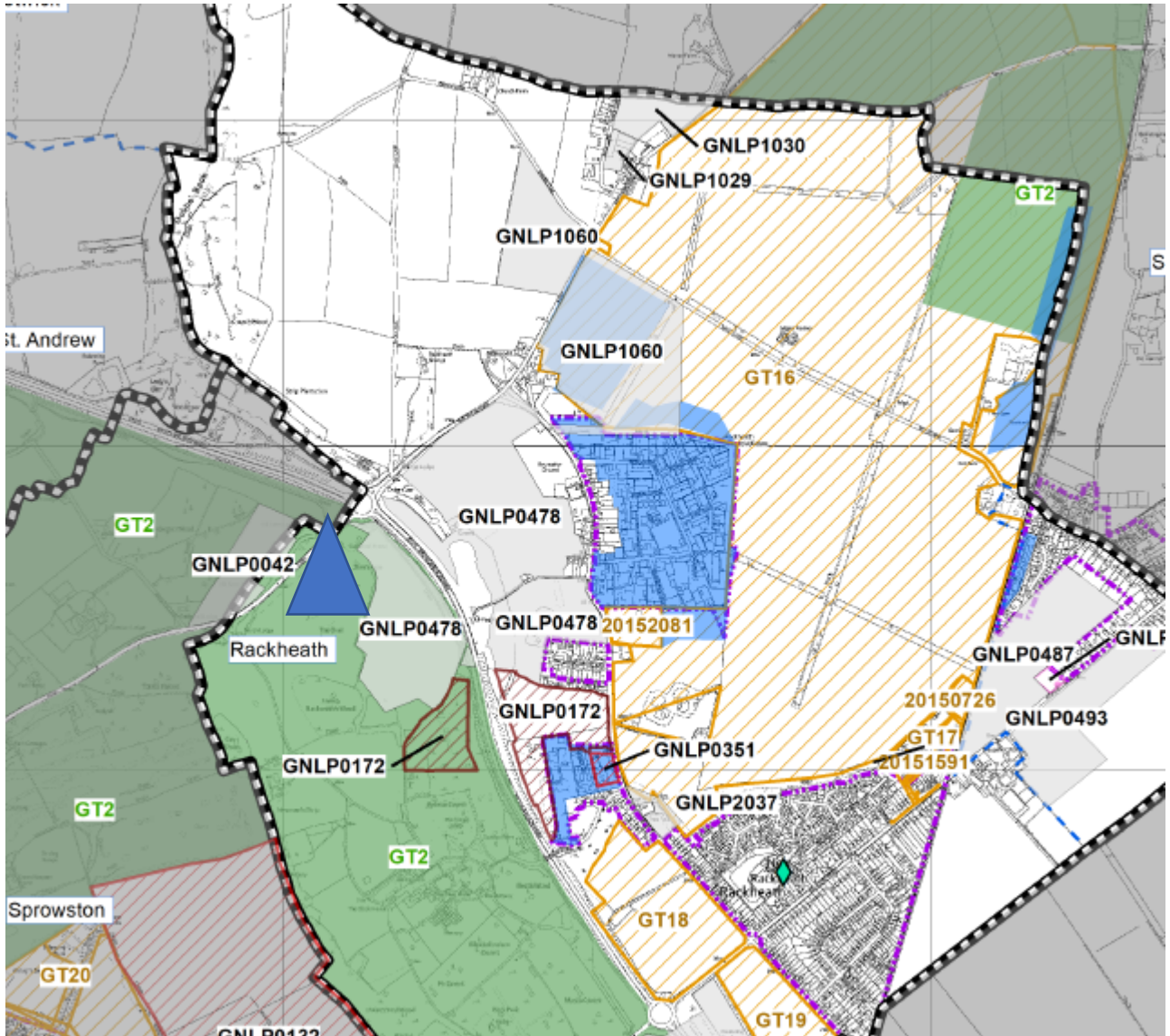



Figure 3 – Plan taken from Reg. 18 Consultation document illustrating how our client's site would sit within a cluster of existing and proposed development. 

4.9 **Utilities infrastructure** – Again, although 'greenfield', the site relates well to the existing or future development sites and any increase in utilities infrastructure requirements can be considered in combination with the adjoining sites some of which have extant planning permission. There is no evidence to suggest that utilities infrastructure will be a constraint.

RAG assessment = Green.

- 4.10 **Contamination** – There is no indication that this (greenfield) site has contamination issues or has been subject to any (previous) contaminating land-uses. There are unlikely to be any potential ground stability issues either. **RAG assessment = Green.**
- 4.11 **Flood Risk** – The site lies within Flood Zone 1 in its entirety although an appropriate Flood Risk Assessment (FRA) is a likely requirement given the scale of the development and at the appropriate stage. **RAG assessment = Green.**
- 4.12 **Coastal Change** – This site is located some distance from the coast and is not associated with any Coastal Hazard Zone(s) or similar. **RAG assessment = Green.**
- 4.13 **Market Attractiveness** – This is an extremely popular place to live with a demonstrable need for both market and affordable homes. Our client can confirm that development is viable. The site lies within CIL Charging *Zone A* which in itself would suggest that development in this is extremely viable. **RAG assessment = Green.**

Potential Site Impacts

- 4.14 **Landscape/townscape** – Any development would be sympathetic to existing development in the locality and consequently there is unlikely to be a detrimental impact on the townscape. Development is unlikely to have a detrimental impact on sensitive landscapes or their setting either. The scheme will be informed by an appropriate LVIA and heritage assessment. **RAG assessment = Green.**
- 4.15 **Biodiversity and geodiversity** – An arboricultural assessment is likely to be required (on submission of any planning application). A PEA has been prepared for the development site and this does not identify any potential ‘impacts’ that are not capable of mitigation. **RAG assessment = Green.**
- 4.16 **Historic environment** - As identified above, the site is not within a Conservation Area although it is in relatively close-proximity to the Grade II listed Rackheath Hall. However, given the distance of the proposed development from Rackheath Hall, the fact that there is significant woodland screening and due to the topography of the site, the development would not be visible from Rackheath Hall itself. Consequently, any development would have

an insignificant impact on the historic environment and any proposed scheme would be subject of full heritage assessment at the appropriate stage.

4.17 There are no archaeological records revealing 'protected' features of interest pertaining to the site according to the Norfolk Heritage Explorer, albeit the LPA are likely to insist on a scheme of investigation, were the site to be allocated. **RAG assessment = Green.**

4.18 **Open Space** – The site is not the subject of any 'open space' designation(s). Appropriate and accessible open space will be provided, the quantum of which will go well beyond local planning policy and guidance compliance. **RAG assessment = Green.**

4.19 Transport and Roads –A transport Assessment would be submitted at the appropriate stage to assess the impact of the proposed development on the wider road network. As has been explained, the site is extremely accessible via the existing road network including the relatively new NDR, the junction of the Wroxham Road with the NDR being a matter of only 0.15 miles from the proposed site access. **RAG assessment = Green.**

4.20 **Compatibility with neighbouring uses** – The proposed development will be entirely compatible with the neighbouring land uses as planned or existing (see fig. 3 above). **RAG assessment = Green.**

4.21 The above 'suitability' criteria are just one element of the assessment for the HELAA. In addition to establishing whether sites are potentially suitable for development, sites are also assessed in terms of whether they are 'available' for development and whether they are 'achievable'.

5.0 Assessment of Availability

5.1 A site will normally be considered available by the Council if it is in the ownership of a developer or landowner who has expressed an intention to develop or sell land for development. This site is known to be available immediately and is in the ownership of a single landowner who is actively promoting the site for residential development. A suitable developer has been identified and there is an agreement that they would purchase the site following the granting of planning permission.

6.0 Assessment of Achievability (including viability)

6.1 A site will be considered achievable within the context of the HELAA where there is a reasonable prospect that development will occur on the site at a point in time. A key determinant of this will be economic viability of the site. This will be influenced by the market attractiveness of a site, its location in respect of property markets and any abnormal constraints on the site. It is considered that development on this site is viable, being in an area with considerable demand for both market and affordable dwellings. Furthermore, there are no abnormal constraints pertaining to the site (i.e. 'reds' in the context of the RAG assessment – see section 4 above). This is a site within CIL charging Zone A that development is viable.

7.0 Summary

7.1 It is trusted that this report has reaffirmed, in line with both national and local planning considerations, that our client's Home Farm site is available, achievable and suitable for continuing inclusion within the context of the next HELAA capacity assessment and as a future allocation within the context of their emerging GNLP.

7.2 Parker Planning consider that the site would make a valuable contribute to housing land supply as part of a more logical, coherent and crucially sustainable settlement expansion scheme that will assist in meeting all the GNLP's growth aspirations in the plan period to 2036 in a sustainable manner.

Appendix A – Site Assessment Proforma

Site Address: Land at Home Farm, Rackheath, Norfolk, NR13 6LP	
Current Planning Status	N/A
Site Size (Ha.)	7 ha. (Land earmarked for residential development)
Greenfield/PDL	Greenfield /Agricultural
Ownership	Private
Absolute Constraints Check	
SPA, SAC, SSSI or Ramsar	N/A
National Nature Reserve	N/A
Ancient Woodland	N/A
Flood Risk Zone	N/A
Scheduled Ancient Monument	N/A
Statutory Allotments	N/A
Locally Designated Green Space	Site subject of a (local) Historic Parkland/Historic Garden designation (DM Policies DPD, 2015 – Policies Map)
At risk from Coastal Erosion	N/A

Development Potential (No. units): 82 units		
Density Calculator	11.7 d.p.h.	
Suitability Assessment		
Constraint	Score (RAG)	Comments
Access	Green	See Above
Accessibility	Green	See Above
Utilities Capacity	Green	See Above
Utilities Infrastructure	Green	See Above
Contamination/Stability	Green	See Above
Flood Risk	Green	See Above
Coastal Change	Green	See Above
Market Attractiveness	Green	See Above
Impact	Score (RAG)	Comments
Landscapes	Green	See Above
Townscape	Green	See Above

Biodiversity/Geodiversity	Green	See Above
Historic Environment	Green	See Above
Open Space	Green	See Above
Transport & Roads	Green	See Above
Compatibility	Green	See Above
Local Plan Designations		
Designation	Policy Reference	Comments
Emerging GNLP Site Allocation – Call for Sites submission	N/A	Our client supports the allocation of this site within the context of the GNLP.
Availability		
Is the site being marketed?	Yes	
When might the site be available?	Immediately	
Estimated annual build-out rate	Site can be delivered in years 1-2	
Achievability (including viability)	See above	
Overcoming Constraints	See above	

Trajectory of development	Within year 1-2 years
Barriers to delivery	None
Theoretical Capacity	82 dwellings