

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)	R Brereton Ltd.
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 Fir Covert Road, Taverham
Grid reference (if known)	
Site area (hectares)	10 hectares approx.

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 and attached		
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 and part industrial		
4b. Has the site been previously developed?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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).

Potential mixed use – Residential and commercial uses

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

Market Housing <input checked="" type="checkbox"/>	Business and offices <input checked="" type="checkbox"/>	Recreation & Leisure <input type="checkbox"/>
Affordable Housing <input checked="" type="checkbox"/>	General industrial <input checked="" type="checkbox"/>	Community Use <input type="checkbox"/>
Residential Care Home <input type="checkbox"/>	Storage and distribution <input checked="" type="checkbox"/>	Public Open Space <input 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.

It is considered that the site could **potentially** be suitable for residential and/or commercial uses the specific nature of which are to be determined.

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

Provision of housing to address local housing need in particular is accepted to be a (societal) benefit.

There are other 'economic' benefits arising from construction of dwellings, such as temporary employment and purchase of (local) 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 (among other) affordable housing and accessible open space in accordance with the Council's SPD for Recreation and Open Space.

There are obvious economic benefits associated with commercial development of the site. The site would make an important contribution to meeting employment needs across the sub-region and this assisting the GNDP's vision for further (sustainable) growth in the Local Plan period to 2038 and beyond.

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

Site Features and Constraints

Are there any features of the site or limitations that may constrain development on this site (please give details)?

No

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?

An appropriate access will be achievable, details to be agreed with the LPA and Highway Authority in due course.

7b. Topography: Are there any slopes or significant changes of in levels that could affect the development of the site?

No topographical features have been identified at this stage that will negatively impact on the development potential 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?

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 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. The site is not subject to any constraints identified in the Broadland Policies Map (2015) Part 2.

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?

There are no listed buildings in close proximity to the site. The site does not lie within a conservation area.

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

Neighbouring land uses include residential.

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. 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)?	
1-2 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 other abnormal development costs associated with the site?



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.

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.

Other Relevant Information

13. Please use the space below to for additional information or further explanations on any of the topics covered in this form

This site is available, achievable and deliverable (and viable). Further information in respect of this site will be submitted to the GNDP in due course.

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

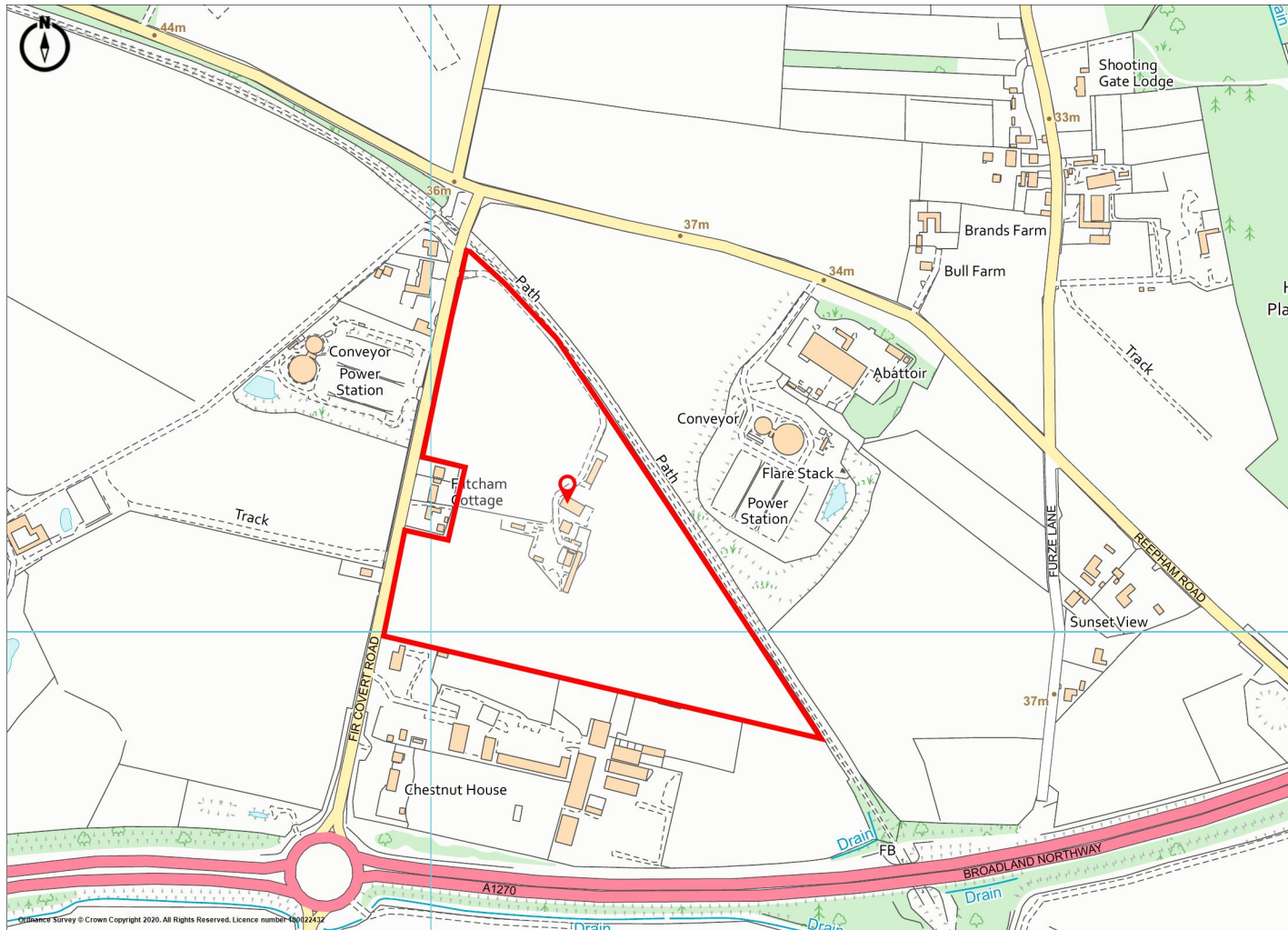
I agree that the details within this form can be held by Norfolk County Council and that those details can be made available for public viewing and shared with Broadland District Council, Norwich City Council and South Norfolk Council for the purposes specified in the disclaimer above.

Name

Magnus Magnusson

Date

13/03/2020





March 2020

GNLP Site Submission

Land at Fir Covert Road,
Taverham,
NR8 6HT

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	R Brereton Ltd.
Site Address	Fir Covert Road, Taverham, NR8 6HT
Date	March 2020
Local Planning Authority	Broadland District Council

Author: Magnus Magnusson MRTPI

Reviewed By: Jason Parker (Director)

Report Revision:1

Contents

1.0 Introduction

2.0 Site and Context

3.0 Designations and Constraints

4.0 Suitability including assessment of potential *constraints & impacts*

5.0 Assessment of availability

6.0 Assessment of achievability (including viability)

7.0 Summary

Appendices:

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 2038 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 Marsh Road, Taverham site for inclusion as an allocation within the GNLP and the evidence base documents that will inform its preparation (for residential and/or employment uses). 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 measures 10 hectares and is agricultural/part industrial in nature. The site lies immediately to the east (and is accessed via) Fir Covert Road. It is considered that the site could potentially be suitable for residential and/or commercial (employment) uses, the specific nature of which are to be determined and in consultation with the GNDP/LPA.

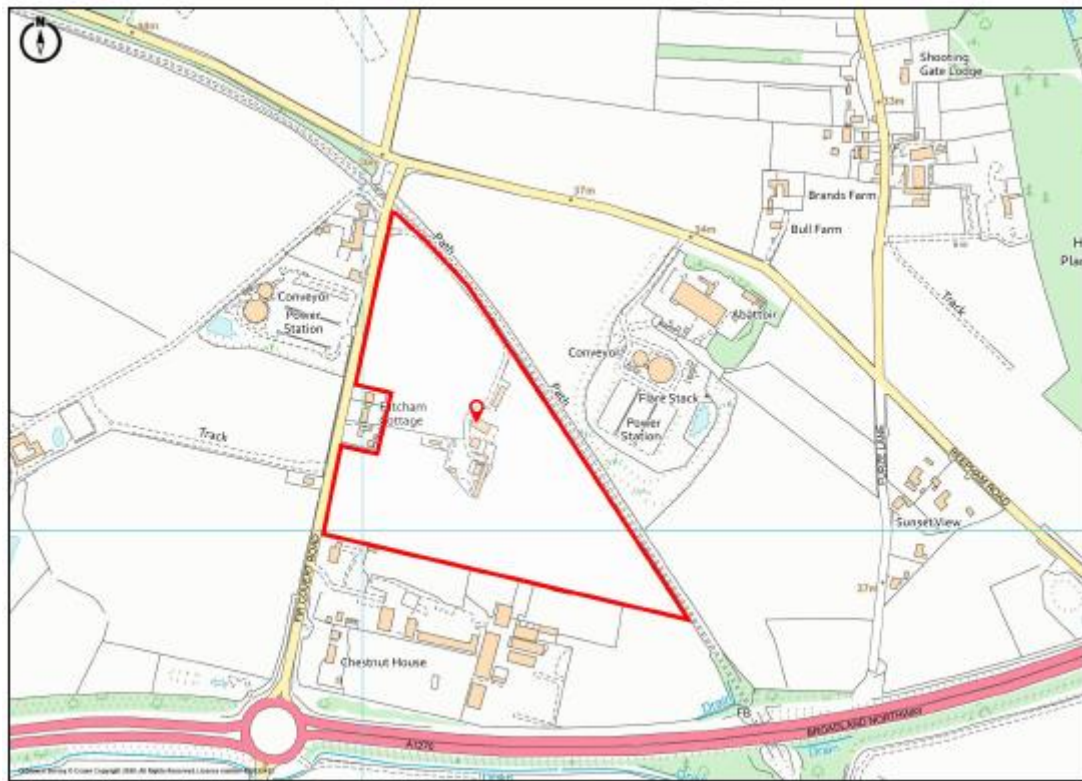


Fig.1 The site lies to the east of Fir Covert Road, the junction of which with a key strategic route (A1270 Broadland Northway) lying just 250 metres to the South.

3.0 Designations & Constraints

- 3.1 The site lies within Flood Zone 1 (According to the Environment Agency's mapping data) and consequence is at a low risk/probability of flooding.
- 3.2 There are no listed buildings within close proximity of the site. The site does not lie within a conservation area. The LPA are likely to insist on a scheme of archaeological investigation were the site to be allocated.
- 3.3 The site 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. The site is not subject to any constraints identified in the Broadland Policies Map (2015) Part 2.
- 3.4 Taverham has an emerging Neighbourhood Plan. Development on our client's site would not conflict with the provisions of this emerging plan.

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 site's suitability for inclusion within the HELAA housing capacity and employment land assessments 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 Fir Covert Road, immediately to the west and there is no evidence to suggest that securing an appropriate access will be problematic. Furthermore, there is adequate space to provide the requisite visibility splays in both directions along Fir Covert Road. **RAG assessment = Green.**
- 4.5 Access to Local Services and facilities – Taverham is identified as an *urban fringe parish* in the Greater Norwich Local Plan. There is a good range of services including a library, recreation facilities, shops, a pub, Taverham Secondary School and permission exists for a new supermarket and other retail to complement the existing garden centre. The A1067 Fakenham Road offers good public transport connections to Norwich, and the A1270 Broadland Northway has improved transport connectivity more generally.
- 4.6 Taverham is located within the north and north-west sector of the urban fringe along with Drayton and Hellesdon in the *Towards a Strategy* document. The *Towards a Strategy* document gives an indicative new allocation figure of 500-800 dwellings across all these settlements as a consequence of the relative sustainability of this location for new development.

- 4.7 Taverham is also well related to higher order settlements including the City of Norwich, which lies some 3.5 miles to the south-east. Taverham is also well served by bus services including 23 (Horningcroft - Norwich), 28 (Norwich – Thorpe Marriott) 29 (Norwich – Taverham), 608 (Drayton – Reepham in addition to the X29 (Norwich – Fakenham). **RAG assessment = Green.**
- 4.8 Utilities Capacity – The site is partially developed and there is further existing development to the east, south and west. There is no evidence to suggest that utilities capacity will be a constraint. **RAG assessment = Green.**
- 4.9 Utilities infrastructure – The site is partially developed and there is further existing development to the east, south and west. there is no evidence to suggest that lack of utilities infrastructure will be a constraint. **RAG assessment = Green.**
- 4.10 Contamination – There is no indication that this 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 probable requirement given the likely 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. We 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. 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 site does not lie within an area subject of any landscape designation as defined/identified in the Development Management Policies DPD Policies Map (2015). Any

- scheme would be subject to/informed by a detailed LVIA. **RAG assessment = Green.**
- 4.15 Biodiversity and geodiversity – An arboricultural assessment is likely to be required (on submission of any planning application) to establish (among other) the value of the trees on the site perimeter. **RAG assessment = Green.**
- 4.16 Historic environment - As identified above, the site is not within a Conservation Area or in close-proximity to any listed buildings. The GNLP/LPA are likely to insist on a scheme of archaeological investigation, were the site to be allocated. **RAG assessment = Green.**
- 4.17 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.**
- 4.18 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. The site is extremely accessible via the existing road network (see 4.5 above). **RAG assessment = Green.**
- 4.19 Compatibility with neighbouring uses – The proposed development for commercial/residential uses would be compatible with the existing neighbouring land uses. **RAG assessment = Green.**
- 4.20 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 landowner who is actively promoting the site for residential and/or commercial development.

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.
- 6.2 It is considered that development on this site is viable, being in an area with considerable demand for both market and affordable dwellings in addition to employment land to meet the needs of this part of the sub-region in a sustainable manner. 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 indicates, in itself, that development is extremely viable in this location.

7.0 Summary

- 7.1 It is trusted that this report has affirmed, in line with both national and local planning considerations, that our site at Fir Covert Road, Taverham, is available, achievable and suitable for inclusion within the context of the next HELAA capacity assessment and as a future allocation within the context of the emerging GNLP.
- 7.2 Parker Planning consider that the site would make a valuable contribution to meeting GNDP’s residential and/or employment growth aspirations for this sector of the *Urban Fringe* in the plan period to 2038 in a sustainable manner.

Appendix A – Site Assessment Proforma

Site Address: Fir Covert Road, Taverham	
Current Planning Status	N/A
Site Size (Ha.)	10 ha.
Greenfield/PDL	Agricultural and part industrial (mixed)
Ownership	R Brereton Ltd.
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	N/A
At risk from Coastal Erosion	N/A

<p>Development Potential (No. units): Potential mixed use – Residential and commercial (employment) uses to be determined in consultation with the GNLP/LPA in due course.</p>		
<p>Density Calculator</p>		<p><u>Theoretically</u> 300 at 30dph</p>
<p>Suitability Assessment</p>		
<p>Constraint</p>	<p>Score (RAG)</p>	<p>Comments</p>
<p>Access</p>	<p>Green</p>	<p>See Above</p>
<p>Accessibility</p>	<p>Green</p>	<p>See Above</p>
<p>Utilities Capacity</p>	<p>Green</p>	<p>See Above</p>
<p>Utilities Infrastructure</p>	<p>Green</p>	<p>See Above</p>
<p>Contamination/Stability</p>	<p>Green</p>	<p>See Above</p>
<p>Flood Risk</p>	<p>Green</p>	<p>See Above</p>
<p>Coastal Change</p>	<p>Green</p>	<p>See Above</p>
<p>Market Attractiveness</p>	<p>Green</p>	<p>See Above</p>
<p>Impact</p>	<p>Score (RAG)</p>	<p>Comments</p>
<p>Landscapes</p>	<p>Green</p>	<p>See Above</p>

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
GNLP Consultation New Site Submission	N/A	We support the allocation of this site within the context of the GNLP for residential and/or employment uses.
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 0-5 years	
Achievability (including viability)	See above	

Overcoming Constraints	See above
Trajectory of development	Within year 0-5 years
Barriers to delivery	None
Theoretical Capacity	300 dwellings at 30dph