

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	Daniel
Last Name	Moth
Job Title (where relevant)	Agent
Organisation (where relevant)	Durrants
Address	2B Market Hill, Diss, Norfolk
Post Code	IP22 4JZ
Telephone Number	01379 646603
Email Address	Daniel.moth@durrants.com

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 checked="" type="checkbox"/>	Local Resident <input type="checkbox"/>
Planning Consultant <input checked="" type="checkbox"/>	Registered Social Landlord <input type="checkbox"/>
Other (please specify):	

1c. Client/Landowner Details (if different from question 1a)	
Title	Mrs/Mr
First Name	Joyce/John
Last Name	Church
Job Title (where relevant)	
Organisation (where relevant)	
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 to North of Beccles Road, Loddon See Appendix B of Durrants statement.
Grid reference (if known)	
Site area (hectares)	4.48 ha

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

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).

Mrs Joyce Church and Mr John Church.

3c. If the site is in multiple landownerships do all landowners support your proposal for the site?

Yes

No

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.**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 Land.

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)		
Agriculture		

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).		
The current proposal for the subject land is proposed for a mixed use site including residential and employment use. The site is a natural location for an extension of development boundary in Loddon. Our clients site is directly adjacent the existing development boundary and adjacent to the site allocation GNLP0312 and opposite Loddon Industrial Estate.		
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 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.		
Our client's site of 4.48 hectares can deliver approx. 120 dwellings on the basis of 25 dwellings per ha.		

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

The proposed development would comprise a natural growth plan of residential and employment development in Loddon in a suitable location, adjacent to the development boundary and opposite Loddon Industrial Estate. The size of the site could offer market and affordable housing in a 'Key Service Centre' where new residential development will be allocated for large scale housing and 8% of proposed housing growth in the Greater Norwich Local Plan.

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.

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

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?

Vehicular access can be taken from Beccles Road, with visibility achievable from more than one location. See Location plan in Appendix B of Durrants statement.

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

There are no changes in level that could affect the development of the site.

7c. Ground Conditions: Are ground conditions on the site stable? Are there potential ground contamination issues?

The land is undeveloped with no history of works that could have contaminated the site. See supporting statement.

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?

There is very limited possibility of flooding. Our client's site is within Flood Zone 1.

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?

Not applicable.

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?

There are no known features of ecological or geological importance on or adjacent to the site. If anything of significance is found this can be mitigated appropriately.

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 known Heritage Issues or Listed Buildings in close proximity to the site.

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

Neighbouring uses are land allocated for residential to the west, Loddon Industrial Estate to the south or retained agricultural land to the north.

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

Not applicable.

7j. Other: (please specify):

Not applicable.

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:			

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 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"/>
9b. Please give reasons for the answer given above.	

Our client has confirmed the site is available immediately for development or within the next 5 years.

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 type="checkbox"/>	
Site is under option to a developer/promoter	<input type="checkbox"/>	
Enquiries received	<input checked="" type="checkbox"/>	Enquiries have been received regarding employment use of the site.
Site is being marketed	<input type="checkbox"/>	
None	<input checked="" type="checkbox"/>	Site is currently under control of our client.
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 checked="" 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)?

Approx. 4-5 years on the basis of 25-30 dwellings per annum

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 checked="" type="checkbox"/>	<input type="checkbox"/>

12c. If there are abnormal costs associated with the site please provide details:			
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.			
As mentioned in the previous sections and associated statement there are not any abnormal costs that would inhibit the development of the site in line with the policy aspirations.			

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
Not applicable.

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

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

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 – Daniel Moth

Date 13/03/2020

Reg 18 Further Consultation Statement

Land to the North of Beccles Road, Loddon, Norfolk

Local Planning Authority: South Norfolk Council

1.0 Introduction

1.1 The new Local Plan (LP) for Great Norwich will cover a period up-to 2038. The new Local Plan comprises the Greater Norwich's Strategic and Development Management Policies together with site proposals. The Council are currently re-consulting on their (Regulation 18 Stage) Consultation draft Local Plan document. The consultation period will close on 16th March 2020.

1.2 This statement is intended for submission as part of the consultation and demonstrates why our client's site, land to the North of Beccles Road, ought to be established as a preferred option for inclusion within the housing allocation for Greater Norwich future adopted plan.

1.3 This application has examined the site to be put forward to provide evidence-based documents that inform their preparation (including the HELAA).

1.4 Acknowledging the stage at which the Local Plan preparation has reached, this submission provides contextual information for the benefit of the LPA. If we can be of any assistance in providing any further information, then we would be happy to do so.

Fig 1 – Site Location in respect of the Loddon development boundary and housing allocations.

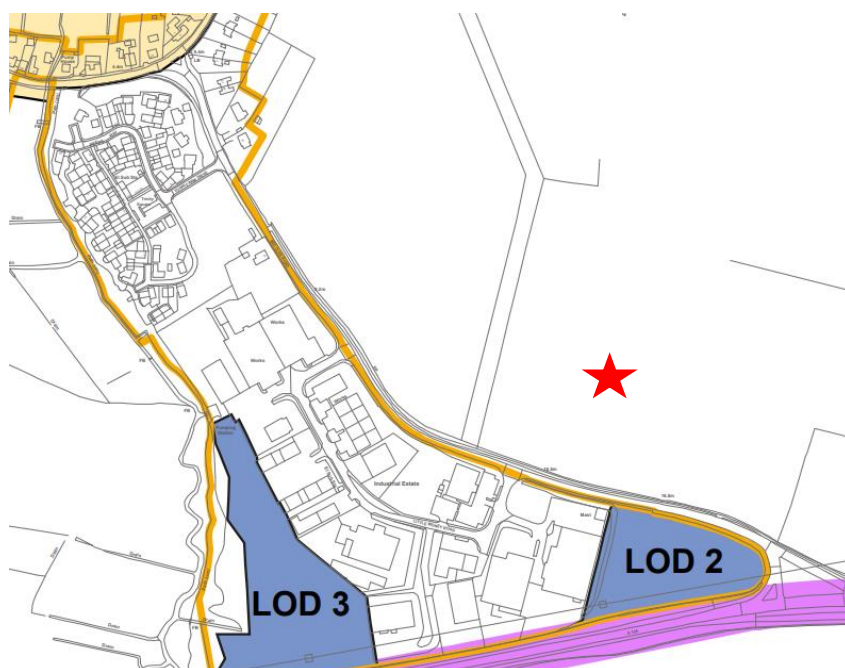


Fig 2 – Abutting land allocated for housing under GNL allocated for 180 homes (GNLP0312).



2.0 Site and Context

2.1 Our client's site is located to the north east of the development boundary of Loddon and is a natural location for the continuation of residential development within Loddon, abutting housing allocation GNL0312. We also support part of this site being put forward under a mixed use of residential and employment considering the use of the land on the opposite side of the road, currently in the Reg 18 Draft Local Plan Part 2 Site Allocations no sites in this area have been put forward for employment use, with existing allocations being brought forward from previous local plan in 2015. This is a polygonal shaped land parcel comprising agricultural land and extends to 4.48 hectares in area.

Fig. 3 – Aerial image illustrating the position of our client’s site in respect of established residential properties, employment and the Loddon development boundary. *Source: Google Earth*



3.0 Designations and Constraints

3.1 The development site is identified by the Environment Agency as being within ‘Flood Zone 1’ in its entirety and as such the site is at low risk of flooding according to their data.

3.2 The Local Plan classifies the site as currently being within the Countryside. However, the site is abutting the key service centre of Loddon/Chedgrave and adjacent to the development boundary, therefore located in a sustainable location. Our client’s site is a logical position for continued development of either residential or employment use within the key service centre of Loddon, and offers facilities and services found therein. Loddon and Chedgrave have a range of shops, services and community facilities, including an infant, junior and high school, medical centre, library, several pubs and a range of independent retail businesses. The existing industrial estate at Little Money Road covers some 6.0 hectares and provides for a range of local 108 employment opportunities in a location with good access. Loddon and Chedgrave are also an attractive tourist destination due to their proximity to the Broads. Our client is seeking the inclusion of their site within the Greater Norwich Local Plan allocation.

3.3 Our client's site is not located within a designated area such as Conservation Area, Special Landscape Area (SLA) or Special Area of Conservation (SAC).

3.4 We are not aware of any trees TPO's either on or in the vicinity of the subject land.

4.0 Character of the Area

4.1 The site is bounded by allocated residential development to the north under GNLP0312, whilst adjacent current employment use to the south. For this reason, it would provide a logical addition for either residential or employment use, or a mix of each use.

5.0 Suitability of the Site for Development

5.1 Sites submitted to Greater Norwich for consideration within the context of their emerging Local Plan (at the formal consultation/call for sites stages or otherwise) will be assessed in accordance with their Housing & Economic Land Availability Assessment (HELAA).

5.2 To assess the suitability of sites for development, the HELAA methodology (intended to accord with both local and national planning policy and guidance considerations) prescribes a red, amber, green (RAG) approach to assessing various types of constraints on site deliverability in addition to potential impacts arising (see below). 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' (see below).

5.3 Recognising the stage of preparation which the draft local plan is at, we have provided an initial assessment of our client's site Land to the North of Beccles Road against the HELAA constraints and impacts criteria. This assessment has demonstrated that there are no over-riding constraints pertaining to our client's site (i.e. 'reds' in the RAG assessment). Furthermore, our client's site passes both the availability and achievability 'tests' and consequently can be considered suitable for inclusion as a preferred site within the adoption of the Greater Norwich Local Plan. A 'summary' site assessment form has been included at Appendix A of this statement that accords with those presented at Appendix B of HELAA assessment document. (December, 2017).

5.4 We would reiterate that the site is suitable for residential development, the site is abutting and adjacent to the development boundary and to the previously allocated site GNLP0312. We are of the opinion that this is a very realistic and attractive site to come forward, being located in a key service centre. Policy 14 of the Joint Core Strategy (JCS) defines the combined settlements of Loddon and Chedgrave as a Key Service Centre in which land will be allocated for the development of 100-200 dwellings between 1 April 2008 and 31 March 2026. While the JCS does not quantify a specific employment land requirement for Loddon the text to JCS policy 14 does provides for the promotion of local employment opportunities to serve the planned housing growth. As previously mentioned the Reg 18 Draft Local Plan Part 2 Site Allocations have no new sites in this area put forward for employment use, with existing allocations being brought forward from previous local plan in 2015. Therefore, the site represents a suitable location for development, to be considered for inclusion in the emerging plan.

Suitability Assessment Criteria

5.5 **Access to site** – Our client’s site can provide a satisfactory access in line with Norfolk County Councils highway standards with an appropriate visibility comfortably achieved from Beccles Road. The road geometry is not challenging on the surrounding road network.

RAG assessment outcome = Green

5.6 **Access to local services and facilities** - The Local Plan currently classifies Loddon as a key service centre of which our client’s site is within. The site is not ‘isolated’ in any physical or functional sense, being adjacent to and abutting the established development of Loddon and the wide range of social, employment and community facilities found therein. The emerging Local Plan categorises Loddon/Chedgrave as a ‘Key Service Centre’ (Policy 14 of Joint Core Strategy), where new residential development will be allocated for development.

RAG assessment outcome = Green

5.7 **Utilities capacity** - Given the adjacent land-uses, there is no evidence to suggest that the delivery of utilities will be a constraint on this site. Furthermore, there are no known constraints pertaining to (existing) utilities.

RAG Assessment Outcome = Green

5.8 **Utilities infrastructure** - Given the adjacent land-uses, there is no evidence to suggest that the delivery of utilities will be a constraint on this site. Furthermore, there are no known constraints pertaining to (existing) utilities infrastructure.

RAG Assessment Outcome = Green

5.9 **Contamination and ground suitability** – There is no evidence to suggest that our client’s site has contamination issues, there have been no historical works undertaken on the site that would have resulted in any known ground stability issues. The site has not been previously developed.

RAG Assessment Outcome = Green

5.10 **Flood risk** – The site lies within Flood Zone 1 in its entirety there is a low risk of flooding.

RAG Assessment Outcome = Green

5.11 **Coastal change** – The site is not adjacent to a Coastal Change Management Area or Coastal Flood Hazard Zone.

RAG Assessment Outcome = Green

5.12 **Market attractiveness** - The site is known to be in a location which is attractive to the housing market. Our client’s site sits within CIL charging zone (B) this would indicate that development is viable in this location.

RAG Assessment Outcome = Green

5.13 **Nationally and locally significant landscapes** - Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive landscapes or their setting.

RAG assessment outcome = Green.

5.14 **Townscape** – Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on townscapes.

RAG assessment outcome = Green.

5.15 **Biodiversity and geodiversity** - Although any future development would be subject to a comprehensive ecological appraisal, it is not considered, at this stage, that development would have a detrimental impact on any designated site, protected species, or ecological networks (or that appropriate mitigation could not be provided).

RAG assessment outcome = Green.

5.16 **Historic environment** – Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.

RAG assessment outcome = Green.

5.17 **Open space/Green infrastructure** – Development of the site would not result in the loss of any open space. Our client's site is enclosed by residential properties and would be a realistic position for the extension of the Broome settlement boundary.

RAG assessment outcome = Green.

5.18 **Transport and roads** - Development of the site will not have a detrimental impact on the functioning of trunk roads/and or local roads, an influx in development in this location would not intensify the usage of the highway to the point of having a detrimental impact and could be mitigated as necessary. Appropriate visibility is achieved in both directions, with local junctions capable of dealing with the associated traffic generation, these being Beccles Road and the A146.

RAG assessment outcome = Green.

5.19 **Compatibility with neighbouring/adjoining uses** – Our client's site would be compatible with existing and/or adjoining uses (residential), the site itself is adjacent to the existing development boundary of Loddon and the residential and employment development therein.

RAG assessment outcome = Green.

5.20 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 will also be assessed in terms of whether they are 'available' for development and whether they are 'achievable' and these are discussed below.

6.0 Assessment of Availability

6.1 A site will normally be considered available by the GNLP or the appropriate LPA if it is in the ownership of a developer or landowner who has expressed an intention to develop or sell land for development.

6.2 We take this opportunity to reiterate that the site is available and owned by our clients and there are no known legal restrictions for bringing the site forward in the short term and indeed that would prevent an immediate delivery of new homes. Our clients are actively promoting the site for development (residential purposes) and is actively promoting his site within the context of this GNLP Reg 18 consultation exercise.

7.0 Assessment of Achievability

7.1 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.

7.2 It has been demonstrated above that there are no abnormal constraints pertaining to the site (i.e. 'reds' in the context of the RAG assessment – see above). Therefore, we believe that the site is readily available and deliverable. Furthermore, it is considered that development is economically viable given its location and market conditions and as evidenced within the context of SNC's CIL viability assessment.

7.3 We would reiterate that the site is available immediately, in freehold ownership of our client and there are no technical, legal, or viability constraints that would prevent it from being developed within years 5 - 10. This provides for more than adequate flexibility in providing for any necessary improvements to the capacity of any necessary utility infrastructure.

8.0 Conclusions

8.1 This report has demonstrated, in line with both national and local planning considerations, that our client's site is available, achievable and suitable for inclusion within the GNLP HELAA capacity assessment and as an inclusion within the development boundary of Loddon within the context of the Greater Norwich Local Plan. This would allow for Loddon to grow proportionately in the future, in line with Government policy on supporting housing development. We would reiterate that there are no fundamental constraints or impacts that cannot be mitigated through the subsequent application and development process. Durrants consider that the site would make a valuable contribution to meeting housing and employment needs and thus assisting the Council's vision for further sustainable growth in the local plan period to 2038 and beyond. We would therefore welcome your support for the inclusion of the above site in the emerging Local Plan.

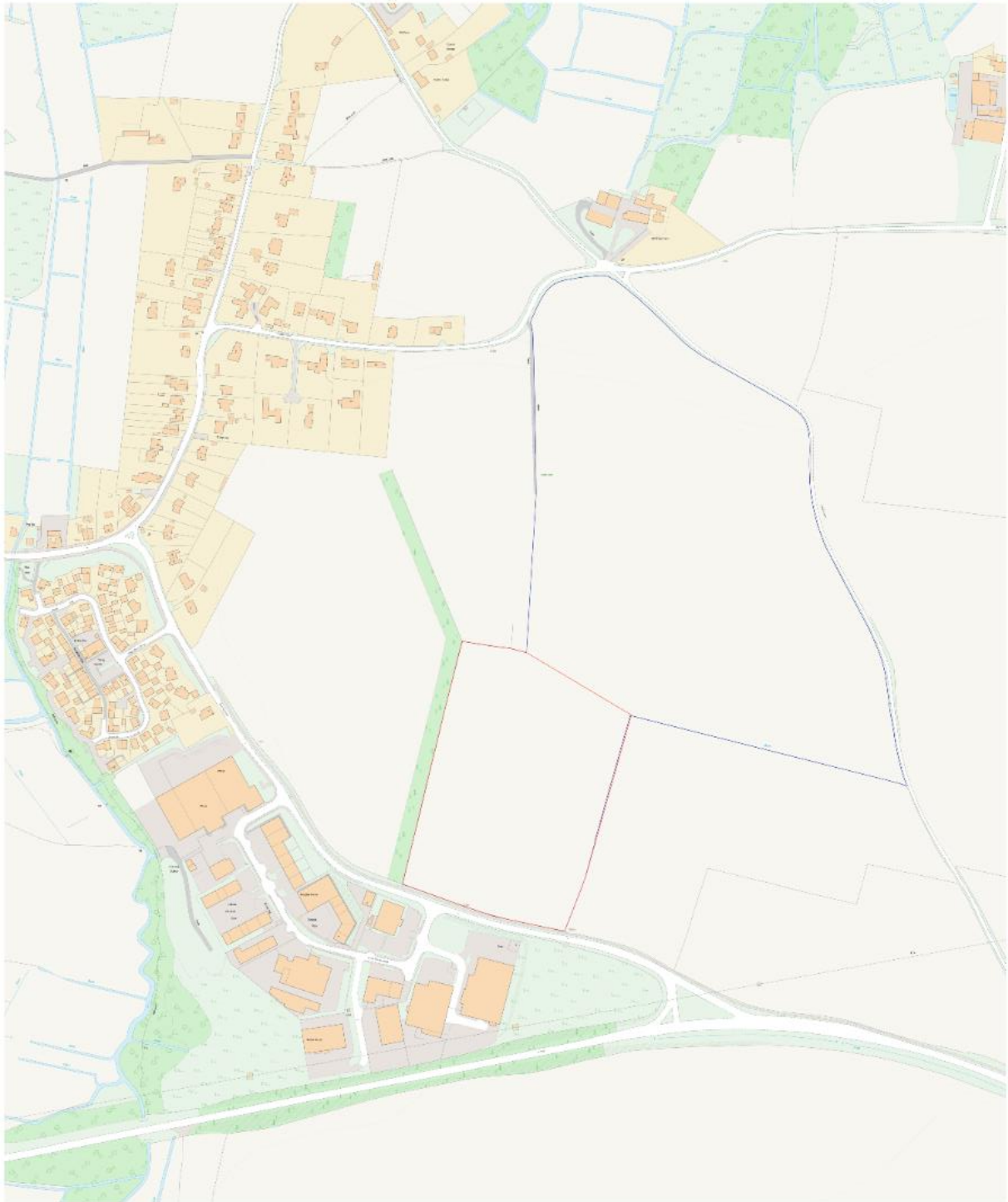
Appendix A - Site Assessment Form

Site address: Land to North of Beccles Road, Loddon	
Current planning status e.g. with permission, allocated, suggested through the Call for Sites etc.	Housing allocation GNLP0312 abutting directly east of subject land.
Site Size (hectares)	4.48 Hectares
Greenfield / Brownfield	Greenfield
Ownership (if known) (private/public etc.)	Private, ownership is in control of our clients.
Absolute Constraints "Check	
Is the site in a ...	
SPA, SAC, SSSI or Ramsar	No
National Nature Reserve	No
Ancient Woodland	No
Flood risk zone 3b	No
Scheduled Ancient Monument	No
Statutory Allotments	No
Locally Designated Green Space	No
At risk from Coastal Erosion	No
<i>If yes to any of the above, site will be excluded from further assessment.</i>	
Development Potential 4.48 hectares of land, on basis of 25 dwellings per hectare our client's site can deliver in the region of 120 dwellings, or potential employment within a mixed use site.	
Density calculator	25 dwellings per hectare.

Suitability Assessment		
Constraint	Score (red/amber/green)	Comments
Access to site	Green	As above
Accessibility to local services and facilities	Green	As above
Utilities Capacity	Green	As above
Utilities Infrastructure	Green	As above
Contamination and ground stability	Green	As above
Flood Risk	Green	As above
Coastal Change	Green	As above
Market Attractiveness	Green	As above
Impact	Score (red/amber/green)	Comments
Nationally and Locally Significant Landscapes	Green	As above
Townscape	Green	As above
Biodiversity and Geodiversity	Green	As above
Historic Environment	Green	As above
Open Space	Green	As above
Transport and Roads	Green	As above
Compatibility with neighboring/adjoining uses	Green	As above
Local Plan Designations (add further lines as required)		
Designation	Policy reference	Comments
Availability Assessment (will require liaison with landowners)		
Is the site being marketed?	It is our client's intention to make the site immediately available for market.	

Add any detail as necessary (e.g. where, by whom, how much for etc.)		
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: Our client's site is immediately available for development.	
Estimated annual build out rate (including justification):		Estimated build rate 25/30 dwellings per annum. (4-5 years)
Comments	Experience suggests sales of up to 25/30 units per annum is reasonable in towns of this size, the site will attract large developers.	
Achievability (including viability)		
Comments	There are no legal constraints and no abnormal costs associated with delivery of the site for residential purposes.	
Overcoming Constraints		
Comments	Any possible constraints on site can be reasonably and appropriately mitigated.	
Trajectory of development		
Comments	This would be decided at the design element, with the intention to be in keeping with the existing development of Loddon.	
Barriers to Delivery		
Comments	We do not envisage any barriers to the delivery of residential dwellings on this site.	
Conclusion (e.g. is included in the theoretical capacity)		
Our client's site is readily available and is able to deliver dwellings or employment in this location immediately. It is in line with policies set out by the GNLP and can offer an appropriate percentage of affordable housing.		

Appendix B – Location Plan



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