

## 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](mailto: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](http://www.gnlp.org.uk)  
E-mail: [gnlp@norfolk.gov.uk](mailto:gnlp@norfolk.gov.uk)  
Telephone: 01603 306603

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

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

N/A

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

|                               |  |
|-------------------------------|--|
| Title                         |  |
| First Name                    | <b>Deborah High &amp; Kevin Cossey – Contact Parker Planning Service for further information</b> |
| Last Name                     |  |
| Job Title (where relevant)    |  |
| Organisation (where relevant) |  |
| Address                       |  |
| Post Code                     |  |
| Telephone Number              |  |
| Email Address                 |  |

**2. Site Details**

|  |  |
|--|--|
| Site location / address and post code<br><br>(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 north of Marsh Road, Halvergate, NR13 3PZ |
|--|--|

|                           |            |
|---------------------------|------------|
| Grid reference (if known) |            |
| Site area (hectares)      | 2 Hectares |

|  |                                 |   |
|--|---------------------------------|---|
| <b>Site Ownership</b>  |                                 |   |
| <b>3a. I (or my client)...</b>   |                                 |   |
| 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"/>  |
| <b>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).</b> |                                 |   |
| See above  |                                 |   |
| <b>3c. If the site is in multiple landownerships do all landowners support your proposal for the site?</b>   | Yes<br><input type="checkbox"/> | No<br><input type="checkbox"/>                                      |
| <b>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.</b>                 |                                 |   |
| N/A  |                                 |   |

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

Agricultural/Greenfield

**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).

**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 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 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 would be suitable for a development of 7 dwellings fronting Marsh Road or development across the entire site for approximately 15 dwellings.

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

Housing is accepted to be a (societal) benefit, particularly in a location defined as a 'Village Cluster' (the GNLP is looking to provide 2,000 homes across the Village Clusters in the plan period to 2038).

There are other 'economic' benefits arising from construction, 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.

### **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

|  |
|--|
|  |
|--|

|  |
|--|
| <b>Site Features and Constraints</b>   |
| Are there any features of the site or limitations that may constrain development on this site (please give details)?   |
| <b>7a. Site Access:</b> 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 access will be taken from Marsh Road.   |
| <b>7b. Topography:</b> Are there any slopes or significant changes of in levels that could affect the development of the site?   |
| No topographical features have been identified that will affect the development of the site at this stage.   |
| <b>7c. Ground Conditions:</b> 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.  |
| <b>7d. Flood Risk:</b> 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.   |
| <b>7e. Legal Issues:</b> 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   |
| <b>7f. Environmental Issues:</b> 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. An AIA will be provided at the appropriate stage.                                  |
| <b>7g. Heritage Issues:</b> 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 Grade II Listed Red Lion Public House lies within 50 meters of the development site (to the east) and any development would need to take this into account. The site also lies within the Halvergate Conservation Area.  |
| <b>7h. Neighbouring Uses:</b> What are the neighbouring uses and will either the proposed use or neighbouring uses have any implications?  |
|  |



Neighbouring land uses are residential in nature and therefore there will be no conflict in terms of land-use.

**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"/> |
| <b>11b. Once started, how many years do you think it would take to complete the proposed development (if known)?</b> |                          |
| 1-2 years  |                          |

|  |                          |                          |                                     |
|--|--------------------------|--------------------------|-------------------------------------|
| <b>Viability</b>   |                          |                          |                                     |
| <b>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 &amp; Children’s Play Space and Community Infrastructure Levy</b> |                          |                          | <input checked="" type="checkbox"/> |
|  | Yes                      | No                       | Unsure                              |
| <b>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?</b>  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |

|  |                                     |                          |                          |
|--|-------------------------------------|--------------------------|--------------------------|
| <b>12c. If there are abnormal costs associated with the site please provide details:</b>   |                                     |                          |                          |
| No abnormal costs  |                                     |                          |                          |
| <b>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?</b> | <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.**

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**

**Please see accompanying Call for Sites Statement prepared by Parker Planning Services**

**This site is available, achievable and deliverable (and viable).**

**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.

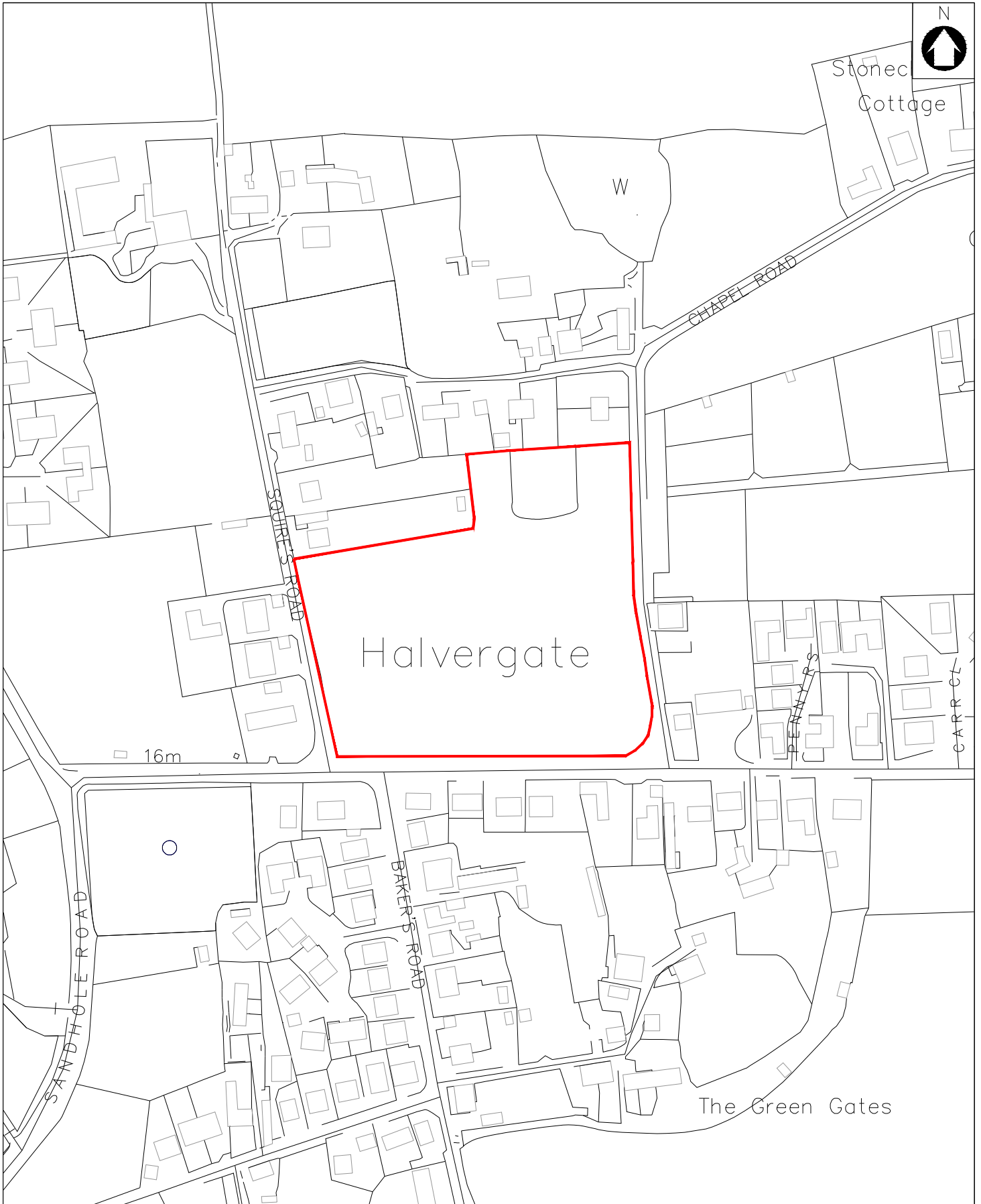
See our Privacy notice here <http://www.greaternorwichlocalplan.org.uk/> for information on how we manage your personal information

#### 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  
30/01/2020



**NOTE ON SHEET**  
 This drawing must not be released, loaned or copied without the written consent of Parker Planning Service Ltd. (the originator).  
 All errors, omissions, discrepancies and deviations should be reported to the originator immediately.  
 All dimensions to be checked before site fabrication by the contractor or their sub-contractor or supplier.  
 Do not scale plans - use figure or grid dimensions where given.

Notes on Survey:  
 Parker Planning Services Ltd, Norfolk Office,  
 Orchard House, Hill Lane, East Tuddetham,  
 Norfolk, NR20 3LR  
 Phone # 01603 516319

| Rev    | Date | Description |
|--------|------|-------------|
| Rev: A |      |             |

**parker**  
 planning  
 services

Email: Contact@parkerplanning.com

Drawing Title: location Plan  
 Drawing number: PPS20-1526-LP1  
 Project Number: 2020-1526  
 Client: Meadows Services Ltd  
 Drawn by: KH  
 Date: 03/2020 Scale: 1:2500 @A4

Project Name: Land off Marsh Road,  
 Halvergate, Norfolk

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March 2020

# GNLP Site Submission

Land North Marsh Road,  
Halvergate,  
NR13 3PZ

**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                   | Deborah High & Kevin Cossey       |
| Site Address             | Land North Marsh Road, Halvergate |
| 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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6.0 Assessment of achievability (including viability)

7.0 Summary

## **Appendices:**

*Appendix A – Site Assessment Proforma*

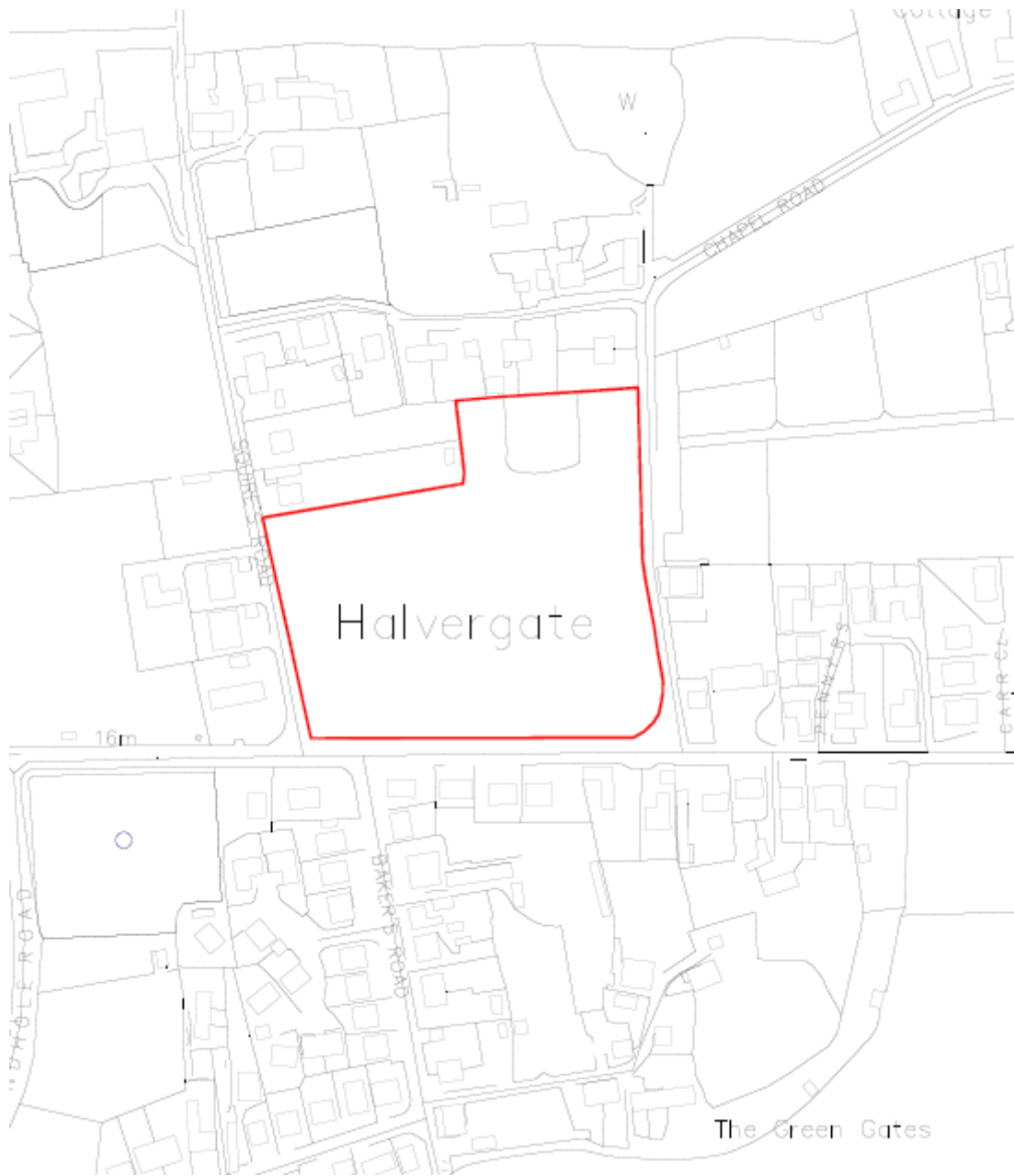
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## **1.0 Introduction**

- 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, Halvergate site for inclusion as an allocation within the GNLP and the evidence base documents the 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 measures 2 hectares and is agricultural in nature. The lies immediately to the north (and is accessed via) Marsh Road. It is considered that the site would be suitable for a development of 7 dwellings fronting Marsh Road or development across the entire site for approximately 15 dwellings.



*Fig.1 The Marsh Road site would be suitable for development (whole site) or development fronting Marsh Road only.*

### **3.0 Designations & Constraints**

- 3.1 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.
- 3.2 The Grade II Listed Red Lion Public House lies to the east of the site and any development

would need to take this heritage asset into account. Halvergate has a Conservation Area and our site does lie within it.

- 3.3 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.
- 3.4 Our 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.
- 3.5 Halvergate does not have an adopted or emerging Neighbourhood 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 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 Marsh Road immediately to the south 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 the Marsh Road. **RAG assessment = Green.**
- 4.5 Access to Local Services and facilities – Freethorpe, Halvergate and Wickhampton form a

village cluster in the emerging Greater Norwich Local Plan. The GNLP's *Towards a Strategy* document identifies that around 2,000 dwellings in total should be provided between all the village clusters. This particular 'cluster' has a range of facilities that includes a village hall, pub, church and public transport services. Halvergate is, therefore, a relatively sustainable location for new development with a range of services and facilities available to current and future residents of the settlement.

- 4.6 Halvergate is also well related to higher order settlements including the City of Norwich, which lies just 10 miles to the west and Great Yarmouth just 7 miles to the east, where there is a full range of services and facilities available for current and future residents of the settlement. Halvergate is also well served by bus services including 73A (Acle-Reedham-Acle) and 73C (Acle – Great Yarmouth). **RAG assessment = Green.**
- 4.7 Utilities Capacity – Although 'greenfield', the site relates well to the existing form of Halvergate. There is no evidence to suggest that utilities capacity will be a constraint. **RAG assessment = Green.**
- 4.8 Utilities infrastructure – Again, although 'greenfield', the site relates well to the existing form of Halvergate and there is no evidence to suggest that lack of utilities infrastructure will be a constraint. **RAG assessment = Green.**
- 4.9 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.**
- 4.10 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.**
- 4.11 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.**
- 4.12 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 B* which in itself would suggest that development in this is viable. **RAG assessment = Green.**

## **Potential Site Impacts**

- 4.13 Landscape/townscape – Any development would be sympathetic to existing development in the locality and will have regard to the Conservation Area Appraisal. 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). **RAG assessment = Green.**
- 4.14 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 boundary. **RAG assessment = Green.**
- 4.15 Historic environment - As identified above, the site is within a Conservation Area and in relatively close-proximity to a Grade II listed Public House. Any proposal would be subject of a full heritage assessment at the appropriate stage to minimise its impact.
- 4.16 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.**
- 4.17 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. **RAG assessment = Green.**
- 4.19 Compatibility with neighbouring uses – The proposed development will be entirely compatible with the 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 landowners who are actively promoting the site for residential 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. 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 B* that indicates, in itself, that development is 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 in Halvergate 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 growth aspirations for this particular Village Cluster and the wider sub-region in the plan period to 2038 in a sustainable manner.

## Appendix A – Site Assessment Proforma

|   |                          |
|---|--------------------------|
| <b>Site Address:</b> Marsh Road, Halvergate |                          |
| <b>Current Planning Status</b>              | N/A                      |
| <b>Site Size (Ha.)</b>                      | 2 ha.                    |
| <b>Greenfield/PDL</b>                       | Greenfield /Agricultural |
| <b>Ownership</b>                            | Private                  |
| <b>Absolute Constraints Check</b>           |                          |
| <b>SPA, SAC, SSSI or Ramsar</b>             | N/A                      |
| <b>National Nature Reserve</b>              | N/A                      |
| <b>Ancient Woodland</b>                     | N/A                      |
| <b>Flood Risk Zone</b>                      | N/A                      |
| <b>Scheduled Ancient Monument</b>           | N/A                      |
| <b>Statutory Allotments</b>                 | N/A                      |
| <b>Locally Designated Green Space</b>       | N/A                      |
| <b>At risk from Coastal Erosion</b>         | N/A                      |



|  |                    |                 |
|--|--------------------|-----------------|
| <b>Development Potential (No. units):</b> 7 dwellings approximately fronting Marsh Road or up-to 15 across entire site area. |                    |                 |
| <b>Density Calculator</b>  |                    |                 |
| <b>Suitability Assessment</b>  |                    |                 |
| <b>Constraint</b>  | <b>Score (RAG)</b> | <b>Comments</b> |
| <b>Access</b>  | Green              | See Above       |
| <b>Accessibility</b>   | Green              | See Above       |
| <b>Utilities Capacity</b>  | Green              | See Above       |
| <b>Utilities Infrastructure</b>  | Green              | See Above       |
| <b>Contamination/Stability</b>   | Green              | See Above       |
| <b>Flood Risk</b>  | Green              | See Above       |
| <b>Coastal Change</b>  | Green              | See Above       |
| <b>Market Attractiveness</b>   | Green              | See Above       |
| <b>Impact</b>  | <b>Score (RAG)</b> | <b>Comments</b> |
| <b>Landscapes</b>  | Green              | See Above       |

|  |                                    |  |
|--|------------------------------------|--|
| <b>Townscape</b>                           | Green                              | See Above  |
| <b>Biodiversity/Geodiversity</b>           | Green                              | See Above  |
| <b>Historic Environment</b>                | Green                              | See Above  |
| <b>Open Space</b>                          | Green                              | See Above  |
| <b>Transport &amp; Roads</b>               | Green                              | See Above  |
| <b>Compatibility</b>                       | Green                              | See Above  |
| <b>Local Plan Designations</b>             |                                    |  |
| <b>Designation</b>                         | <b>Policy Reference</b>            | <b>Comments</b>  |
| GNLP Consultation New Site Submission      | N/A                                | We support the allocation of this site within the context of the GNLP. |
| <b>Availability</b>                        |                                    |  |
| <b>Is the site being marketed?</b>         | Yes                                |  |
| <b>When might the site be available?</b>   | Immediately                        |  |
| <b>Estimated annual build-out rate</b>     | Site can be delivered in years 1-2 |  |
| <b>Achievability (including viability)</b> | See above                          |  |

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|                                  |   |
|----------------------------------|---|
| <b>Overcoming Constraints</b>    | See above   |
| <b>Trajectory of development</b> | Within year 1-2 years   |
| <b>Barriers to delivery</b>      | None  |
| <b>Theoretical Capacity</b>      | 7 dwellings approximately fronting Marsh Road or up-to<br>15 across entire site area. |