

Reg. 19 GNLP Consultation - Supporting Statement

Land off Big Back
Lane (GNLP 4058),
Chedgrave,
Norfolk,
NR14 6HT

Prepared for Client:
Ben Tabor



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Consultation	Regulation 19 Greater Norwich Local Plan Consultation
Local Planning Authority	Greater Norwich
Client	Mr Ben Tabor
Our Reference	2615
Report Revision	V1.0

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1.0 Introduction

- 1.1 The Greater Norwich Local Plan (GNLP) is being prepared by the Greater Norwich Development Partnership (GNDP) and will cover the plan period to 2038, identifying sites for new homes, jobs and infrastructure.
- 1.2 The GNLP has reached the Regulation 19 preparatory stage and the GNDP are, as part of the current consultation, seeking the views on the 'Soundness' and 'Legal Compliance' of their Local Plan as drafted and as proposed for submission to the Secretary of State, to be followed by an examination in public (EiP).
- 1.3 My client's site at Big Back Lane, Chedgrave (Council Reference GNLP4058) has been identified as a potential residential allocation within the context of the emerging Local Plan. However, the site has not been included in the Regulation 19 Consultation Draft version of the Local Plan as an allocation.
- 1.4 The intention of this statement is to reaffirm the *suitability, availability* and *achievability* of my client's site at Big Back Lane, Chedgrave for allocation within the context of the GNLP. This Statement will also identify why the GNLP's strategy for the settlement of Chedgrave is potentially an unsound one with the omission of my client's site.
- 1.5 It is not the intention of this Statement to provide contextual information that has been submitted at previous stages in the Local Plan preparation process, including the content of our submissions at the most recent *Regulation 18* Stage in 2020 (please find submission at appendix A).
- 1.6 This consultation response considers all relevant aspects of the Planning Practice Guidance (PPG) and National Planning Policy Framework (NPPF) that has informed the GNDP's approach to preparing the GNLP. All plan-making bodies are expected to have regard to the provisions of both the PPG and NPPF in the requisite Local Plan preparatory stages.
- 1.7 We can confirm that, for the reasons outlined within this statement, our client's site is **suitable, available** for development now and **achievable** and would be appropriate for market housing development. Furthermore, our client can confirm that delivery of their site is economically viable.

1.8 Furthermore, we consider that the Strategy for the settlement of Chedgrave is potentially unsound with the omission of our client's site as it does not provide sufficient flexibility in 'plan-making' as is required by the provisions of the *Framework*.

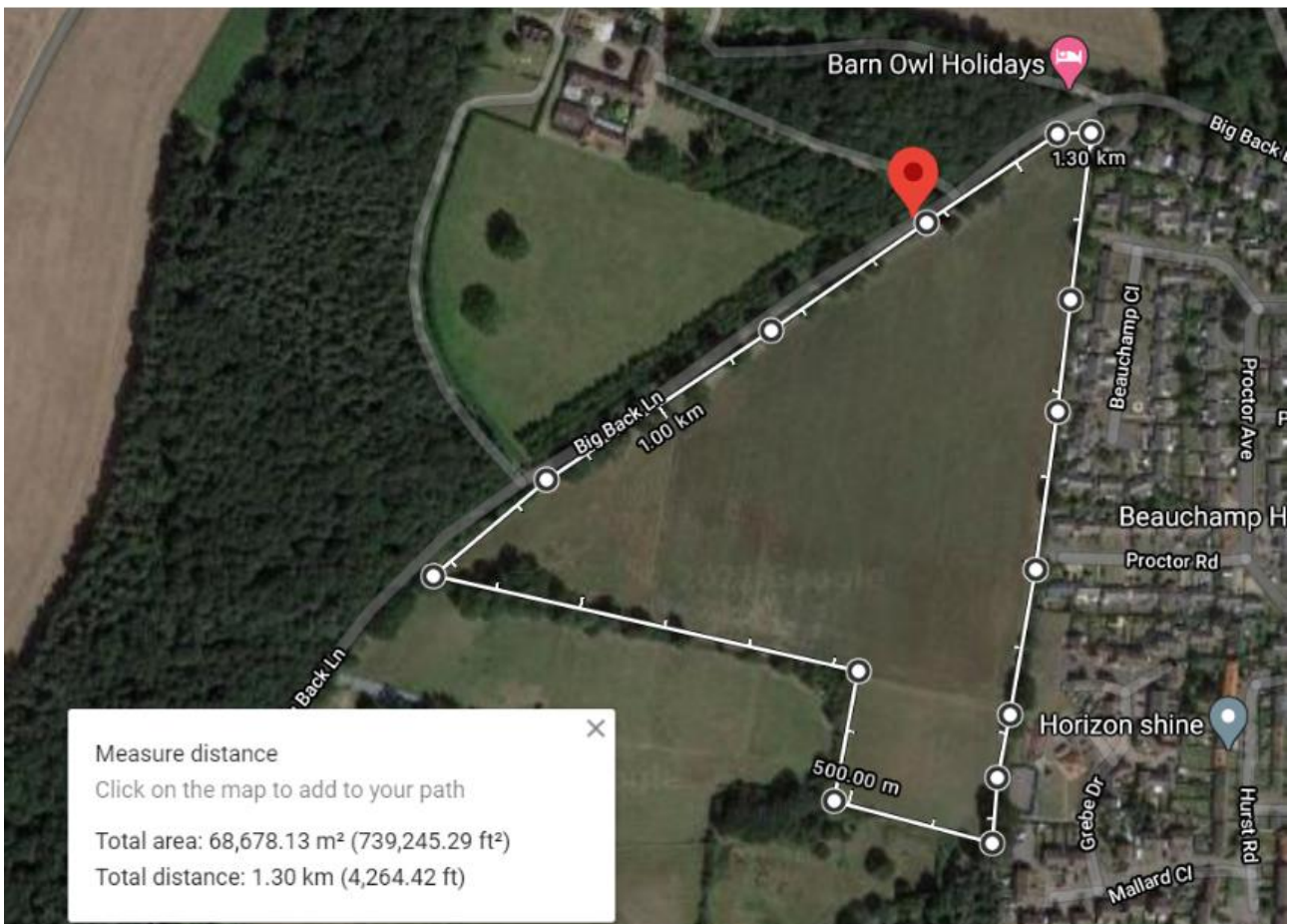


Fig. 1.1 – Plan illustrating the full extent of my client's site at Big Back Lane, Chedgrave (site ref. GNLP4058).

2.0 Site Assessment - Suitability, Availability, Achievability (including viability)

Suitability

- 2.1 The combined settlement of Loddon and Chedgrave is identified as a *Key Service Centre* in the GNLP. There is a range of services including shops, infant, junior and high schools, medical centre, library, public houses and industrial estate. The settlement is well served by buses linking to Norwich, Beccles and Lowestoft.
- 2.2 The settlement is therefore considered to be a sustainable location for new residential development to meet the needs of the sub-region with the GNLP identifying that allocations totalling 695 new dwellings should be made across all of the *Key Service Centres* up to 2038.
- 2.3 Following appropriate assessment of sites within the context of (among other) the Housing and Economic Land Availability Assessment (HELAA) and SA/SEA processes, two sites are identified as allocations (excluding my client's site) yielding 240 dwellings in total in Loddon and Chedgrave itself. These are sites referenced GNLP3012 (180 dwellings) and GNLP0463R (60 dwellings).
- 2.4 There are no carried forward residential allocations and a total of 206 additional dwellings with planning permission. This gives a total deliverable housing commitment for Loddon and Chedgrave of 446 homes between 2018 – 2038. It is considered that such a quantum of development is not commensurate with the Settlement's status in the settlement hierarchy (as a *Key Service Centre*) and does not provide sufficient flexibility in 'plan-making' as further considered at section 3.0 below.
- 2.5 Furthermore, it is considered that our client's site is inherently more 'suitable' for allocation than the 2 sites currently being 'preferred' for allocation in Chedgrave & Loddon. As demonstrated in our regulation 18 submission (Appendix A), our client's site has no 'features or limitations' that might constrain development on this site. Furthermore, an appropriate access can be secured from Proctor Road and Beauchamp Road with Big

Back Lane itself potentially providing a secondary access for pedestrian and cycles access.

- 2.6 By the GNLP's own admission, 'there are a number of constraints that have been identified' in respect of site GNLP0312 that is being considered for allocation for 180 dwellings. Indeed, both sites being proposed for allocation (GNLP0312 & GNLP0463R) are constrained in environmental terms, both considered to be 'prominent' within the landscape, requiring a more 'prescriptive' approach to the allocations themselves (Site Assessment Booklet, p.11).
- 2.7 Further and in respect of site GNLP0463R, the HELAA finds that it is 'not particularly well related to services. Furthermore, initial highway evidence has indicated that 'there are potential access constraints on the site'. Other identified constraints include the proximity to Langley Historic Park (opposite) and potential impact on the wider setting of grade I listed building. Other environmental sensitivities at this location include the Broads (within the 1,000 m buffer) special area of conservation and SSSI, (within 3,000 m buffer), risk of surface water flooding.
- 2.8 The considerable constraints impacting upon both sites proposed for allocation must raise question marks in terms of the suitability for allocation and actual deliverability in the plan-period. The growth strategy for Loddon & Chedgrave, therefore, is potentially unsound.
- 2.9 It is considered that our client's site is an inherently more 'suitable' (sustainable) 'option' for allocation within the context of the GNLP. Indeed, the Stage 2 HELAA Comparison table (Settlement booklet, p.42 - table 1) would appear to confirm this with our client's site 'scoring' significantly better (4 Ambers) when compared with 'preferred allocation' GNLP0463R (7 Ambers).

STAGE 2 – HELAA COMPARISON TABLE

Site reference	Site access	Access to services	Utilities capacity	Utilities infrastructure	Contamination/ground stability	Flood risk	Market attractiveness	Significant landscapes	Sensitive townscapes	Biodiversity & Geodiversity	Historic environment	Open space & GI	Transport & roads	Compatibility with neighbouring
Loddon & Chedgrave														
GNLP0463R	Amber	Green	Green	Green	Green	Amber	Green	Amber	Amber	Amber	Amber	Green	Amber	Green
GNLP1014R	Amber	Green	Amber	Green	Green	Amber	Green	Green	Green	Amber	Green	Green	Amber	Green
GNLP4028	Green	Green	Amber	Green	Green	Amber	Green	Green	Green	Amber	Green	Green	Amber	Green
GNLP4029	Amber	Green	Amber	Green	Green	Amber	Green	Amber	Amber	Amber	Green	Green	Amber	Green
GNLP4058	Green	Amber	Amber	Green	Green	Green	Green	Green	Amber	Green	Green	Green	Amber	Green

Table 1.1 – Stage 2 HELAA Comparison Table

2.10 The SA/SEA of the Greater Norwich Local Plan: Appendix E, P. 356 (Appendix B, extract table 1.2 below) finds my client’s site performing ‘better’ in the pre-mitigation impact matrix for all reasonable alternative sites than both sites currently being promoted for allocation, (GNLP0463R and GNLP0312). It is somewhat surprising to find, on page 999 of the SA/SEA, that my client’s site was ‘rejected’ and considered ‘unsuitable’ on the basis that it was no better than ‘the sites already chosen for allocation’.

2.11 It is the HELAA and SA/SEA process that should determine the most suitable sites(s) for allocation. The SA/SEA concludes, in respect of my client’s site, that ‘if this site was allocated in addition to the two other allocations in Loddon & Chedgrave, development of this site may overwhelm public services’. Surely, logic or ‘justified’ plan-making dictates that if my client’s site scored better (i.e., is a better proposition for development in sustainability terms), it should be allocated ahead of (or at least in addition to) those other sites being considered for allocation by the GNLP in Loddon & Chedgrave.

Site Reference	SA Objective														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic Environment	Natural Resources, Waste & Contaminated Land	Water

Loddon and Chedgrave															
GNLP0312	--	--	-	-	++	-	0	--	0	-	+	-	-	-	0
GNLP0313	-	+	-	-	+	++	0	-	0	++	+	-	-	-	-
GNLP0372	--	--	-	-	++	-	0	--	0	-	+	-	0	-	-
GNLP0463	-	-	-	-	+	++	0	--	0	--	+	-	-	-	0
GNLP0463R	-	-	-	-	+	-	0	--	0	--	+	-	-	-	0
GNLP0541	0	-	-	-	+	++	0	--	0	-	+	-	-	-	0
GNLP1014R	-	+	-	-	+	++	0	-	0	-	+	-	-	-	-
GNLP2032	-	--	-	-	+	++	0	--	0	-	+	-	-	-	-
GNLP4028	--	--	-	-	++	-	0	--	0	-	+	-	0	-	0
GNLP4029	--	-	-	-	++	-	0	--	0	-	+	-	-	-	0
GNLP4058	-	-	-	-	+	++	0	--	0	-	+	-	-	-	0
GNPLSL0015	0	-	-	-	+	++	0	-	0	-	+	-	-	-	-
LOD3	-	-	-	-	0	-	0	--	0	0	++	-	0	-	-

Table 1.2 – Pre-mitigation impact matrix for all reasonable alternative sites (Reg.19 SA/SEA). See also appendix B.

Availability

2.12 A site will normally be considered available by the Council if it is in the ownership of a developer or landowner who has expressed and intention to develop or sell the land for development. Site GNLP4058 is under the control of a landowner who is actively promoting the site for development within the emerging GNLP process.

Achievability (including viability)

2.13 A site will be considered achievable within the context of the HELAA/Local

Plan 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.

2.14 It is considered that development on this site is viable, being in an area with considerable demand for both market and affordable dwellings. Indeed, the Community Infrastructure Levy (CIL) is applied to new developments in Loddon and Chedgrave which in itself proves that development must be viable.

2.15 Furthermore, there are no abnormal constraints pertaining to the site, i.e., 'reds' in the context of the RAG assessment – undertaken as part of the HELAA – table 1.1 above.

3.0 Test of Soundness

3.1 Para. 35 of the NPPF identifies how Local plans and spatial development strategies are examined to assess whether they have been prepared in accordance with legal and procedural requirements, and whether they are **sound**. Plans are 'sound' if they are:

- a) **Positively prepared** – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development,
- b) **Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence,
- c) **Effective** – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground and,
- d) **Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in this Framework.

3.2 NPPF (para. 23) is clear insofar as Strategic policies should provide a clear strategy for bringing sufficient land forward, and at a sufficient rate, to address objectively assessed needs over the plan period, in line with the presumption in favour of sustainable development. This should include planning for and allocating sufficient sites to deliver the strategic priorities of the area.

3.3 Therefore, in order to ensure that the provision of sites remains robust and flexible, additional sites should be included that will ensure that the volume of housing delivery required is achieved with a suitable buffer in order to ensure flexibility in delivery.

3.4 We contend that the proposed 49,492 new homes to be allocated in the GNL Reg. 19 are considered insufficient to fulfil the sub-regions housing requirements and does not provide sufficient flexibility to adapt to rapid change as required by Paragraph 11(a) of the NPPF (2019).

- 3.5 In order to be genuinely plan-led (NPPF, para. 15) and ensure that the Sites Allocation DPD are effective, the Council should seek additional allocations now through the plan-making process to provide an additional supply buffer. Additional allocations will also ensure the plan is 'positively prepared' to meet minimum identified housing needs including the unmet needs of the sub-region more generally in addition to those of adjoining Local Authorities.
- 3.6 The Regulation 19 GNLP strategy, as drafted, relies on 'unplanned' development to meet the total housing 'potential' figure of 49,492 dwellings in the form of 'windfall' and dwellings delivered via Policy 7.5. Allocation of my client's site would make the GNLP less reliant on such 'unplanned' developments which may or may not come forward in the plan period at the rate identified within the draft Plan.
- 3.7 This would conform with one of the Government's planning reforms as espoused in their *Planning for the Future* White Paper that was consulted upon in the Autumn of 2020 whereby LPAs could be required to identify a stock of reserve sites which could come forward for development if needed. Such reserved sites or 'over allocations' are intended to allow flexibility in plan-making and respond to situations where, for example, an allocated site has deliverability issues and cannot come forward for development as planned.
- 3.8 We contend that our client's site (GNLP4058) should be allocated as part of the emerging GNLP to ensure that it meets the tests of soundness and Framework in the following respects:
- **Positively prepared** – Provides an appropriate growth strategy for Chedgrave & Loddon (and the wider sub-region) that meets objectively assessed needs and provides sufficient flexibility to respond to any unmet needs from neighbouring areas.
 - **Justified** – Provides an appropriate strategy that is commensurate with Chedgrave and Loddon's status in the 'Spatial Strategy' and takes into account a 'reasonable alternative' that is demonstrably more 'suitable' (suitable) than the proposed allocations and as evidenced by the HELAA & SA/SEA processes (tables 1.1 & table 1.2 above).



- **Effective** – Ensuring the GNLP includes a site allocation for Loddon & Chedgrave that is demonstrably deliverable within the plan period.
- **Consistent with national policy** – Meeting the ‘tests’ of the Framework insofar as plan-making is concerned including the requirements that plans are positively prepared and contain sufficient flexibility to respond to rapid changes in circumstance.

4.0 Conclusions

4.1 For the reasons outlined within this Statement, my client’s site (GNLP4058) is considered *suitable, available* and *achievable*. Indeed, we consider that our client’s site is demonstrably more ‘suitable’ for inclusion as an allocation in the GNLP than those currently being proposed for allocation by the GNLP in Chedgrave and Loddon and as evidenced by the HELAA and SA/SEA processes.

4.2 To ensure that the strategy for Chedgrave and Loddon is commensurate with this ‘settlement’s’ position in the spatial hierarchy and to ensure that the GNLP, in more general terms, meets the tests of soundness insofar as it is positively prepared and contains sufficient flexibility to respond to rapid changes in circumstance, my client’s site should be allocated for development for 80-90 residential units. This should be in addition to if not in preference to one or both of the sites currently identified for allocation.

4.3 Parker Planning Services would like to be kept up to date with the progress of the GNLP and reserve the right to participate in the forthcoming Examination Hearings. For further information, or to discuss, please contact Magnus Magnusson on 01284 336119 or magnus@parkerplanningservices.co.uk.

Appendix A – Regulation 18 Stage Submission

1a. Contact Details	
Title	Mr
First Name	Ben
Last Name	Tabor
Job Title (where relevant)	N/A
Organisation (where relevant)	N/A
Address	
Post Code	
Telephone Number	07944 572558
Email Address	taborben@hotmail.com

1b. I am...	
Owner of the site <input checked="" 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 type="checkbox"/>	Registered Social Landlord <input type="checkbox"/>
Other (please specify):	

GNLP Reg. 19 Consultation Response

Land off Big Back Lane, Chedgrave (GNLP4058)



1c. Client/Landowner Details (if different from question 1a)	
Title	
First Name	
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 <small>(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)</small>	Land off Big Back Lane, Chedgrave, Norfolk, NR14 6HT
Grid reference (if known)	
Site area (hectares)	5 hectares

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).		
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.		

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

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).

In the region of 80/90 units with some open space provision provided on site. This would constitute an allocation within the context of the emerging GMLP Local Plan and the settlement boundary would be re-drawn in this location to encompass the site or part thereof.

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 checked="" type="checkbox"/>
Gypsy and Traveller Pitches <input type="checkbox"/>	Tourism <input type="checkbox"/>	Other (Please Specify) <input type="checkbox"/>

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

80/90 units. Number to be established as part of the emerging Local Plan process.

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 'Key Service Centre' in the emerging settlement 'hierarchy', i.e. a relatively sustainable location for development. 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 proposing 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.

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?

Yes. Access would probably be from Proctor Road and Beauchamp Road as Big Back Lane is a single track lane although it could provide secondary access for pedestrian and cycles.

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.

<p>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?</p> <p>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.</p>
<p>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?</p> <p>None that would preclude delivery of the site</p>
<p>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?</p> <p>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. The site is not subject to any constraints identified in the South Norfolk Policies Map (2015).</p>
<p>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?</p> <p>There are no listed buildings in close proximity. The site does not lie within a Conservation Area.</p>
<p>7h. Neighbouring Uses: What are the neighbouring uses and will either the proposed use or neighbouring uses have any implications?</p> <p>Residential.</p>
<p>7i. Existing uses and Buildings: are there any existing buildings or uses that need to be relocated before the site can be developed.</p> <p>N/A</p>
<p>7j. Other: (please specify):</p> <p>This site would represent a logical settlement expansion/allocation.</p>

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):	All utilities are available or can be made available.		
8b. Please provide any further information on the utilities available on the site:			
All utilities are available or can be made available.			

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 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)?	
0-2 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"/>
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?	Yes	No	Unsure
	<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 associated with site delivery			
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. 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

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

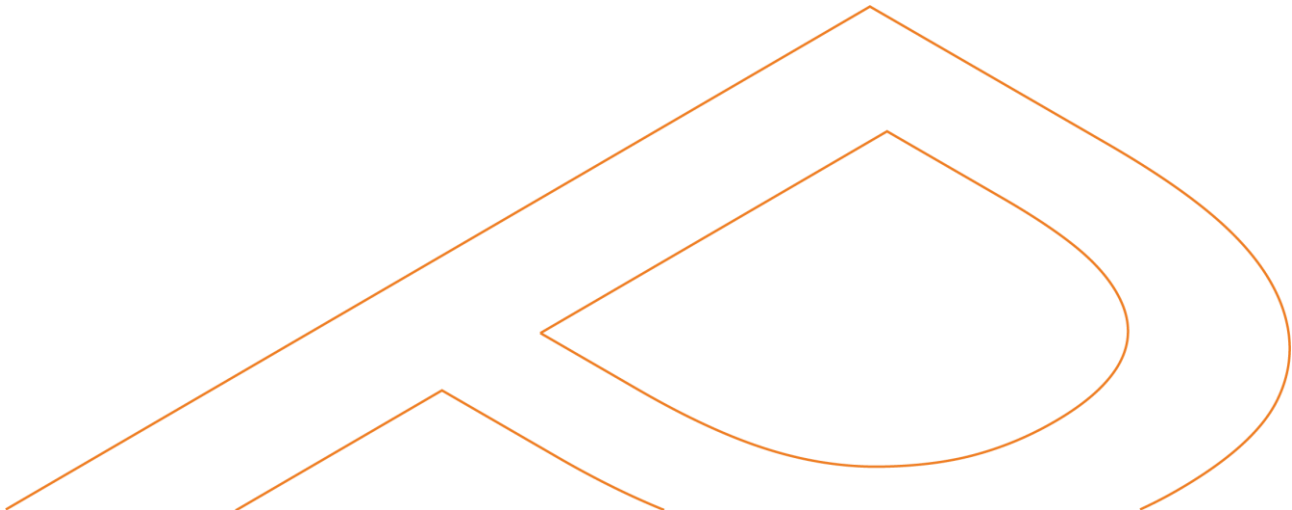
14. Disclaimer	
<p>I understand that: Data Protection and Freedom of Information The Data Controller of this information under the General Data Protection Regulation (GDPR)2018 / Data Protection Act 1998 will be Norfolk County Council, which will hold the data on behalf of Broadland District Council, Norwich City Council and South Norfolk District Council. The purposes of collecting this data are:</p> <ul style="list-style-type: none"> 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 <p>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.</p> <p>See our Privacy notice here http://www.greaternorwichlocalplan.org.uk/ for information on how we manage your personal information</p> <p>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.</p>	
Name	Magnus Magnusson (Agent) on behalf of the landowner
Date	13/05/20

Appendix B - SA/SEA of the Greater Norwich Local Plan: Appendix E

SA/SEA of the Greater Norwich Local Plan: Appendix E
LC-663_Appendix_E_E_181020CW.docx December 2020

Site Reference	SA Objective														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic Environment	Natural Resources, Wildlife & Countryside	Water
GNLP1054	-	-	-	-	++	+	+	-	+	-	+	-	0	-	0
GNLP2141	-	+	-	-	+	+	+	-	+	-	+	-	0	-	0
GNLP3027R	-	-	-	-	++	+	+	-	+	+	+	-	0	-	-
GNLP4061	0	+	-	-	0	++	+	-	+	0	++	-	0	-	0
GNLPSL2007	-	+	-	-	0	++	+	-	+	0	++	-	0	-	-
GNLPSL2007R	-	+	-	-	0	++	+	-	+	0	++	-	0	-	0
GNLPSL4003	0	+	-	-	+	+	+	-	+	-	-	-	0	-	0
GNLPSL4005	0	+	-	0	+	+	+	-	+	-	+	-	0	-	0
HNF1	-	-	-	-	+	+	+	-	+	-	+	-	0	-	0
HNF2	-	+	-	-	0	0	+	-	+	0	++	-	0	-	0
HNF3	-	+	-	-	0	++	+	-	+	0	++	-	0	-	-
Lenwade (Great Witchingham)															
GNLP0548	-	+	-	-	+	+	+	-	+	+	+	-	0	-	0
GNLP0586	-	-	-	-	+	+	+	-	+	+	+	-	0	-	-
GNLP0608	-	+	-	-	+	++	+	-	+	+	+	-	0	-	-
GNLP0608R	-	+	-	-	+	++	+	-	+	+	+	-	0	-	-
GNLP2184	-	-	-	0	++	0	+	-	+	-	+	-	0	-	0
Lingwood and Burlingham, Bighton and Strumpshaw															
GNLP0277	-	+	-	0	+	++	+	-	+	-	0	++	0	+	0
GNLP0296	-	-	-	-	++	++	+	-	+	+	+	+	0	-	0
GNLP0379	-	+	-	-	+	+	+	-	+	+	+	+	0	-	0
GNLP0379(18C)	-	+	-	-	+	+	+	-	+	+	+	++	0	-	0
GNLP0380	-	+	-	-	+	+	+	-	+	-	+	+	0	-	0
GNLP2071	-	+	-	0	+	++	+	-	+	-	0	+	0	-	0
GNLP4076	-	+	-	-	+	+	+	-	+	+	+	++	0	-	0
GNLPSL0006	-	+	-	0	+	++	+	-	+	-	0	+	0	-	0
Loddon and Chedgrave															
GNLP0312	-	-	-	-	++	0	+	-	+	-	+	-	0	-	0
GNLP0313	-	-	-	-	+	++	+	-	+	++	+	-	0	-	-
GNLP0372	-	-	-	-	++	+	+	-	+	-	+	-	0	-	-
GNLP0463	-	-	-	-	+	++	+	-	+	-	+	-	0	-	0
GNLP0463R	-	-	-	-	+	++	+	-	+	-	+	-	0	-	0
GNLP0541	0	+	-	0	+	++	+	-	+	-	+	-	0	-	0
GNLP1014R	-	+	-	-	+	++	+	-	+	-	+	-	0	-	-
GNLP2032	-	-	-	0	+	++	+	-	+	-	+	-	0	-	-
GNLP4028	-	-	-	-	++	0	+	-	+	-	+	-	0	-	0
GNLP4029	-	-	-	-	++	0	+	-	+	-	+	-	0	-	0
GNLP4058	-	-	-	-	+	++	+	-	+	-	+	-	0	-	0
GNLPSL0015	0	+	-	0	+	++	+	-	+	-	+	-	0	-	-
LOD3	-	+	-	-	0	+	+	-	+	0	++	-	0	-	-
Long Stratton (including part of Tharston)															
GNLP0201	-	-	-	-	+	+	+	-	+	++	++	-	0	-	0
GNLP0509	-	-	-	0	+	+	+	-	+	-	+	-	0	-	0
GNLP3033	-	-	-	-	+	+	+	-	+	++	++	-	0	-	-

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Thanks for your valued business.

