

North Norfolk Strategic Housing Land Availability Assessment Methodology Consultation



Stakeholder Consultation
4 August to 15 September 2008

August 2008

North Norfolk District Council



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**All of the LDF Documents can be made
available in Braille, audio, large print or in other languages.
Please contact 01263 516321 to discuss your requirements.**





1 Background	4
2 Strategic Housing Land Availability Assessment and Detailed Methodology	8
3 Consultation Arrangements	14
Appendices	
Appendix A: Consultees	15
Appendix B: Potential Housing Site Proforma	17
Appendix C: Response Form	21



1 Background

Introduction

- 1.1** Planning Policy Statement 3: Housing (PPS3), published in November 2006, seeks to ensure that the planning system delivers a flexible and responsive supply of housing development land. It requires local planning authorities to:
- Identify specific, deliverable sites for a five year period that are ready for development;
 - Identify specific, deliverable sites for years 6-10;
 - Where it is not possible to identify specific sites for years 11-15 to indicate broad locations for future growth.
- 1.2** PPS3 states that Local Development Documents should be informed by a robust evidence base. Strategic Housing Land Availability Assessments (SHLAAs) are one of the key components of the evidence to support the delivery of sufficient land for housing. The SHLAA should also inform the Statement of Five Year Supply of deliverable housing land.
- 1.3** The Government published practice guidance on Strategic Housing Land Availability Assessments in July 2007 ⁱ to provide advice on how to carry out an assessment and assess the deliverability and developability of sites. The purpose of a SHLAA is to:
- Identify sites with potential for housing;
 - Assess their housing potential; and
 - Assess when they are likely to be developed.

Purpose of this Document

- 1.4** This draft methodology is published for consultation with key stakeholders such as house builders, social landlords, local property agents, public sector organisations and other groups with an interest in housing development in North Norfolk. All consultees are listed in Appendix A: 'Consultees'
- 1.5** The Council is inviting comments on this methodology over the six week period commencing on 4th August and closing on 15th September 2008.
- 1.6** A list of questions on the methodology is included in the Response Form (Appendix C: 'Response Form') to assist us in our work we would be grateful if you could answer the questionnaire and return it with your response.
- 1.7** There is **also** the opportunity for consultees to identify specific sites which could be considered for inclusion in the final assessment and to provide information in relation to the availability of sites and if and when development might be achieved by completing Appendix B: 'Potential Housing Site Proforma',
- 1.8** Comments should be returned to (no stamp required): Planning Policy Section, FREEPOST RRAY-JSLS-TZTE North Norfolk District Council, Council Offices, Holt Road, Cromer, NR27 9EN
- 1.9** Should you require further information about SHLAAs, and the proposed methodology and approach to be taken please contact: Mr Mark Ashwell, Senior Planning Officer, North Norfolk District Council (Tel 01263 516325)

ⁱ Strategic Housing Land Availability Assessments Practice Guidance, July 2007, DCLG.

North Norfolk Context

- 1.10** North Norfolk District Council consulted on preferred options for both its' Core Strategy and Site Specific Proposals Development Plan documents in Autumn 2006. A significant amount of work has been undertaken in preparation of these documents, including inviting stakeholders to suggest potential development sites, assessing other available sites in the District and appraising the development potential of sites through the Sustainability Appraisal and Appropriate Assessment processes. The Council was advised not to pursue submission of the Site Specific Proposals DPD until its Core Strategy had been examined and found sound. The Core Strategy was submitted for examination in June 2007 and subject to Public Hearings in December 2007 / January 2008. The Inspector's Binding Report indicating that the Core Strategy was sound was received in July 2008. The Core Strategy identifies the quantum, and broad distribution, of new housing development in the District over the next 15 years.
- 1.11** Further work on possible individual development sites was delayed until Spring 2008, when preferred options consultation took place in settlements (Coastal Service Villages) that had not been subject to the options consultation exercise in the Autumn 2006 (at that time it was proposed to prepare a separate Area Action Plan for the area of the District at risk from coastal erosion). Further work on the remaining settlements has recommenced in parallel to the preparation of this Assessment.
- 1.12** The Core Strategy requires that at least 8,000 dwellings are built between 2001 and 2021. Of these, over 3,500 have already been built or committed. Therefore over 4,500 dwellings are required to be built in the remainder of the plan period. This will be achieved via a combination of sites already in the planning system and new sites which have not yet come forward for development. The Core Strategy requires that new housing land allocations are made which are suitable for the provision of between 2,700 and 3,400 new dwellings.
- 1.13** Preparation of a SHLAA for North Norfolk therefore needs to be seen in the context of a sound Core Strategy and the considerable work that has already been undertaken in terms of housing land availability and appraisal of sites. Individual sites which have already been identified and have been subject to earlier sustainability appraisal work would accommodate in the region of 35,000 additional dwellings. When added to existing commitments this number equates to around five times the 8,000 dwelling requirement of the East of England Plan and in excess of ten times the number of dwellings that the Core Strategy requires on new allocations of residential development land. It is therefore considered appropriate to introduce a "policy filter" at an early stage in the development of the SHLAA so that it builds on previous work already undertaken for the Site Specific Proposals DPD and avoids the inclusion of sites which would not accord with the adopted policy framework or the principles of sustainable development.

Constrained and Unconstrained Capacity

- 1.14** SHLAAs are intended to be a statement of total possible capacity of the study area to accommodate new housing development. They do not assess if sites *should* be developed but do consider if a site *could* be developed.
- 1.15** In theory vast areas of land in North Norfolk could be developed. However, there would be little value, and it would be a waste of resources, to assess the suitability and deliverability of all land in the District (unconstrained capacity) as much of this land could not be developed in a sustainable way. The Council therefore intends to prepare an Assessment which will assess the theoretical capacity of land located in areas where housing development would comply, in principle, with the approved Core Strategy (constrained capacity) and to test the deliverability of the most suitable sites.



This will include all land and buildings in, and closely related to, the eight Principal and Secondary Settlements and sixteen Service Villages identified in the Core Strategy irrespective of the current land use designations shown on the Core Strategy Proposals Map. Thus land and buildings which are shown as Residential Areas, Employment Areas, Open Land Areas, Car Parks and other area based policy designations shown on the Proposals Map will be included with the following exceptions:

- All land and buildings shown as falling within the Coastal Erosion Constraint Area defined in the Core Strategy.
- All land and buildings within Zone 2 or 3 Flood Risk Areas as shown on the Environment Agency Flood Risk Maps.
- Sites within a Major Hazard Zone; Inner Zone
- Sites designated for one of the following: SSSI, National Nature Reserve, historic park and garden, Scheduled Ancient Monument, Special Area of Conservation, Special Protection Area, Regionally Important Geological Site, County Wildlife Site, Local Nature Reserve, Ancient Woodland, Roadside Nature Reserve.
- Sites designated as Minerals Investigation or Consultation Areas.
- All land and buildings actively in use for, and designated on the Core Strategy Proposals Map for a non residential use unless there has been an expression of developer interest either in previous rounds of consultation or via consultation responses received during the preparation of the SHLAA.
- Sites below a threshold of 10 dwellings in Principal and Secondary Settlements or 3 dwellings in Service Villages (a mathematical allowance will be made for smaller sites which may come forward as windfall development)

1.16 The SHLAA will identify sustainability issues and physical constraints that might make a site unsuitable for development, including what action could be taken to overcome constraints on particular sites. Sites which perform poorly in the Sustainability Appraisal process are not regarded by the Council as suitable locations for development and consequently the Council does not consider it appropriate to test the 'availability' or 'achievability' of such unsuitable sites at this stage.

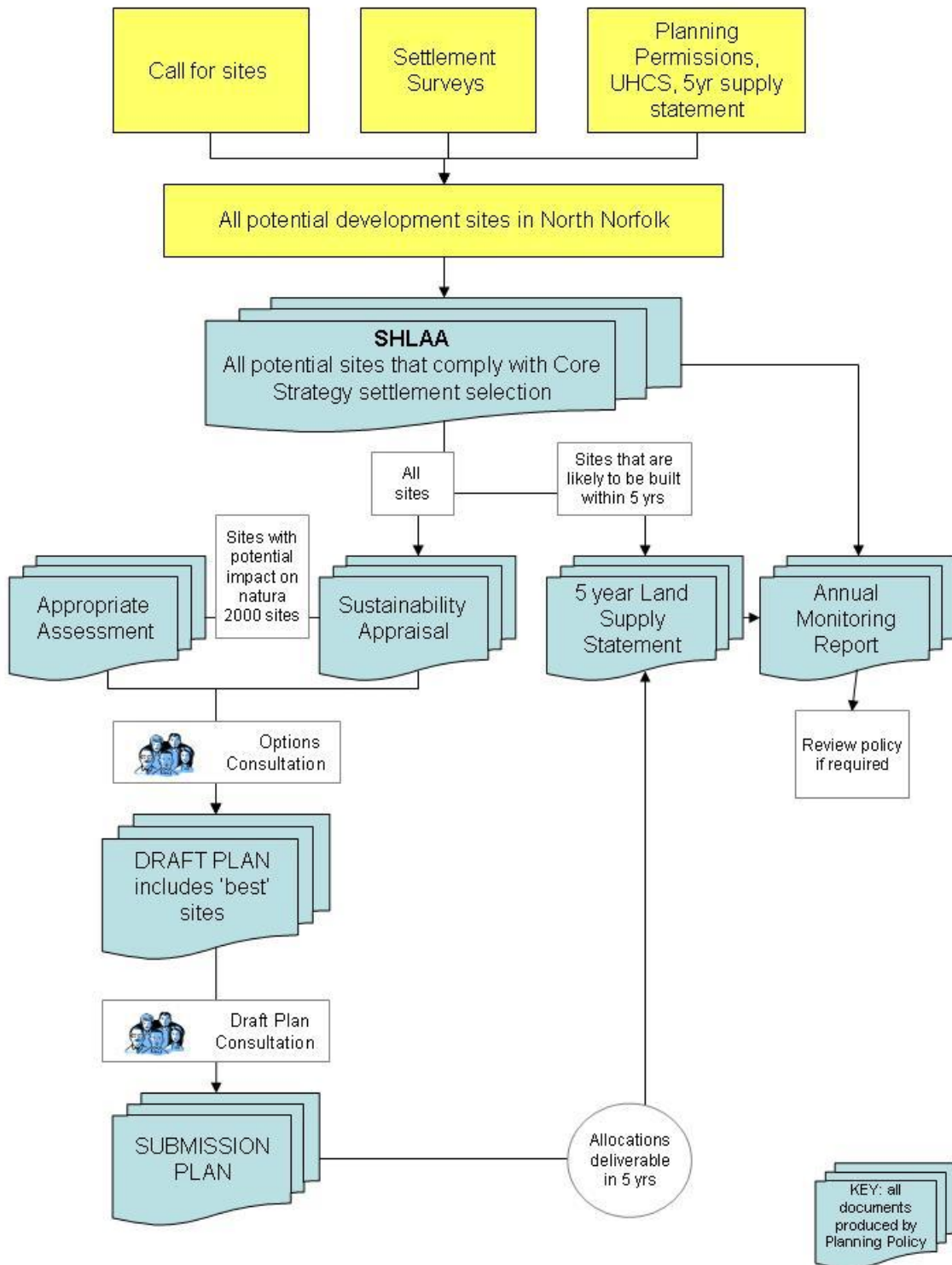
Relationship between SHLAA and the Development Plan

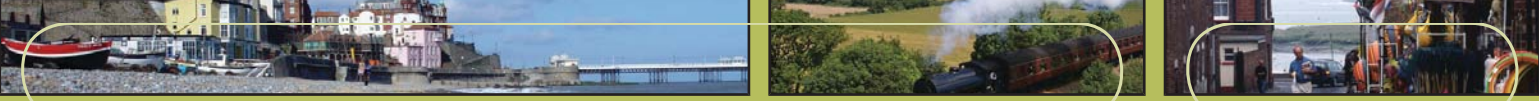
1.17 A SHLAA does not make decisions about whether sites should be 'allocated' through planning policy documents or granted planning permission. Potential sites for new housing which are identified through the SHLAA will be further tested through the plan making process for Development Plan Documents, including Sustainability Appraisal / Strategic Environmental Assessment, Appropriate Assessment, stages of public participation and independent examination. Nothing in this methodology or the final Assessment should be taken as an indication that planning permission will be granted for development on the sites identified.

1.18 Figure 1 below illustrates the relationship between the SHLAA and some of the other planning documents being prepared by the Council.

Figure 1 Relationship between SHLAA and the plan making process

Relationship between SHLAA (Strategic Housing Land Availability Assessment) and the plan making process



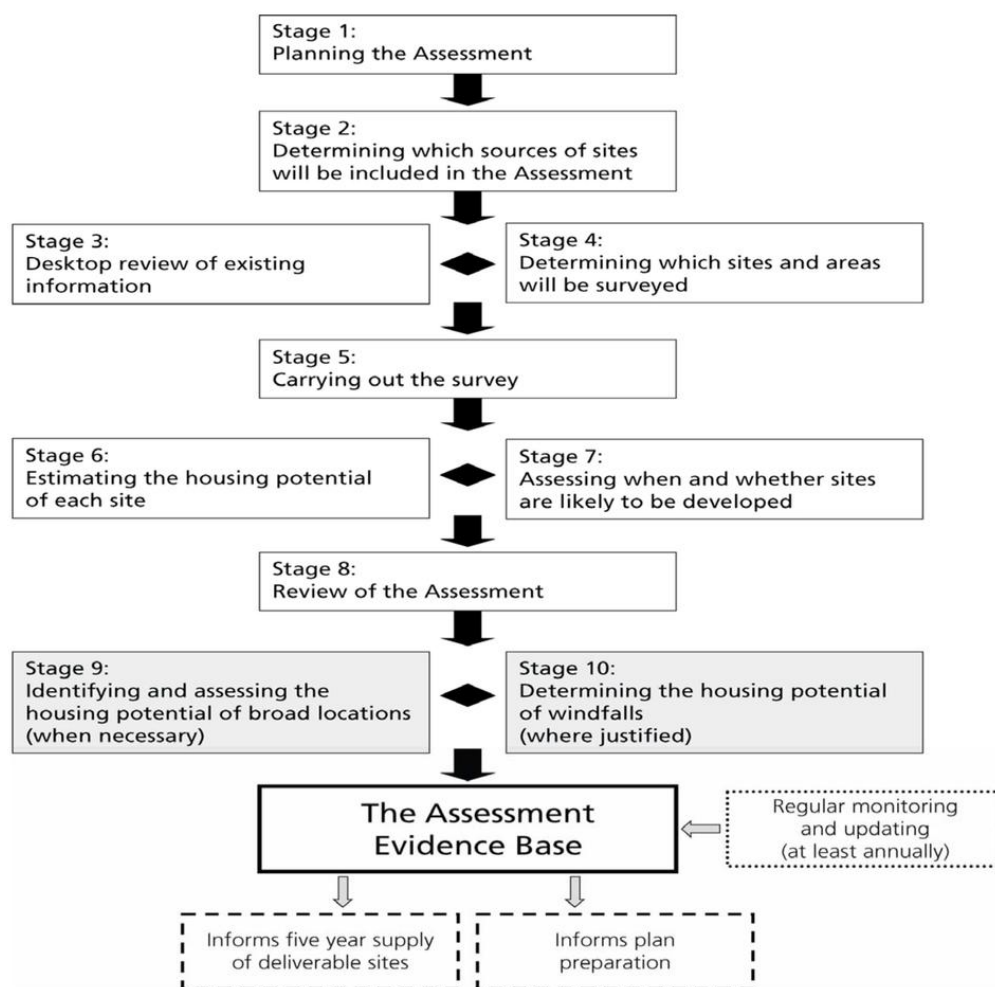


2 Strategic Housing Land Availability Assessment and Detailed Methodology

Stages in preparing a Strategic Housing Land Availability Assessment (SHLAA)

2.1 The Practice Guide sets out the following stages in a SHLAA:

Figure 2 Stages in the production of a SHLAA



2.2 The rest of this consultation document outlines the actions the Council is suggesting for each of the stages outlined in Figure 2.

Timetable

2.3 The revised Local Development Scheme (LDS) identifies that the consultation on the draft Site Specific Proposals (SSP) for North Norfolk will take place in June/July 2009 and, rather than delay this timetable, the Council will undertake a SHLAA during Autumn 2008, to provide a robust and up to date evidence base, in parallel with continued work on the SSP. The table below outlines the proposed timetable.

Table 1 Proposed North Norfolk SHLAA timetable

Stage	Activity	Timescale
1	Planning the Assessment – Prepare Methodology Statement	June 2008
1a	Consult on Methodology Statement	August/Sept 2008
1b	Amend methodology if necessary as result of consultation responses.	Sept 2008
2	Determining which sources of sites will be included in the Assessment	July 2008
3	Desktop review of existing information	July 2008
4	Determining which sites and areas will be surveyed	July 2008
5	Carrying out the survey	August 2008
6	Estimating the housing potential of each site	August 2008
7	Assessing when and whether sites are likely to be developed	August 2008
8	Review the assessment and Consultation with stakeholders	October/Nov 2008
9	Identifying and assessing the housing potential of broad locations (when necessary)	Not required
10	Determining the housing potential of windfalls (where justified)	August for inclusion in final document for consultation

Stage 1 – Planning the Assessment

- 2.4** The Assessment will be carried out covering North Norfolk by members of the planning policy team. This methodology statement sets out how the Assessment will be prepared. Separate SHLAAs are being undertaken in neighbouring districts, including the Greater Norwich area, Breckland and Kings Lynn.

Stage 2 – Determining the Sources of sites

- 2.5** For new sites which do not yet have planning permission, the Core Strategy Selected Settlements will be used as a sieve and only sites in or adjacent to the following locations will be included in the Assessment:
- Principal and Secondary Settlements: Cromer, Fakenham, Holt, North Walsham, Hoveton, Sheringham, Stalham and Wells-next-the-Sea;



- Service Villages: Aldborough, Bacton, Blakeney, Briston/Melton Constable, Catfield, Corpusty/Saxthorpe, Happisburgh, Horning, Little Snoring, Ludham, Mundesley, Overstrand, Roughton, Southrepps, Walsingham and Weybourne.
 - In addition redundant defence establishments and any other known significant potential sources of future housing (eg rural exception schemes) will be included.
- 2.6** Sites already in the planning system (ie unimplemented planning permissions) will be included in the Assessment regardless of their location. The Core Strategy does not identify the need for a new free standing settlement and therefore this source will not be considered. Given the rural character of North Norfolk it is not considered appropriate to consider major intensification of existing built up areas. The North Norfolk Local Plan made no housing allocations and therefore there are no unimplemented allocations that could be assessed.
- 2.7** The Assessment will therefore draw from the following sources of sites:
- Land in commercial use which may be suitable for housing within the Selected Settlements
 - Outstanding planning permissions across the District
 - Permissions under construction across the District
 - Vacant and derelict land and buildings within the Selected Settlements
 - Surplus public sector land (including ex MOD sites, sites released by the PCT, Norfolk Constabulary, Norfolk County Council etc.
 - Urban extensions adjacent to the Selected Settlements
 - Previously identified sites in and adjacent to Selected Settlements suggested in earlier rounds of consultation associated with preparation of the Site Specific Proposals Development Plan
 - Land and buildings in non residential use within the selected settlements
 - Car parks within the Selected Settlements
 - Any other sites put forward by SHLAA consultees and others during the preparation of the SHLAA.
 - Additional sites coming forwards from each of the above sources as part of the annual review of the SHLAA.
 - An allowance for small scale development (windfall).
- 2.8** Sites will be excluded from the assessment if there are particular constraints such as flood risk, coastal erosion or environmental designations that would prevent the site from being developed.(See paragraph 1.14)
- 2.9** Only sites which are suitable for the erection of 10 dwellings or more in Principal and Secondary Settlements and 3 or more in Service Villages will be included in the potential sites survey. All planning permissions irrespective of size will be included but for smaller sites (below the 10 and 3 thresholds) permissions will be assumed to be deliverable. The planning authority will apply a 10% lapse rate to this source of housing.

Stage 3 – Sources of Information

2.10 The sources of information used in the assessment will be as follows:

- Sites in the LDF database, including sites put forward/promoted by landowners and developers, sites suggested as part of preferred options consultation, and other sites identified by officers (over 500 sites);

- Sites already in the planning system as permissions, under constructions or subject to pre-application inquiries;
- North Norfolk Urban Capacity Study, 2005;
- National Land Use Database (NLUD)
- The North Norfolk Five Year Housing Supply Statement 2008;
- North Norfolk Employment Land Review 2007;
- Sites identified through new surveys;
- Written communication with developers and public bodies such as Norfolk County Council, PCT etc as part of the preparation of this Assessment;
- Aerial Photography; and maps.

Stage 4 – Site Surveys

2.11 All sites in the Assessment will be surveyed to get an up to date view on development potential and to identify any possible constraints to development. The survey will also be used to identify any additional sites with potential for housing not already identified.

Stage 5 – The Survey

2.12 The surveys will be carried out by NNDC staff. Characteristics to record or check will include:

- Site size and boundaries
- Current use and neighbouring uses
- Physical constraints
- Development progress (for those sites with permission).

2.13 A standard proforma will be used to gather information and those undertaking the survey work will be briefed to ensure consistency of approach.

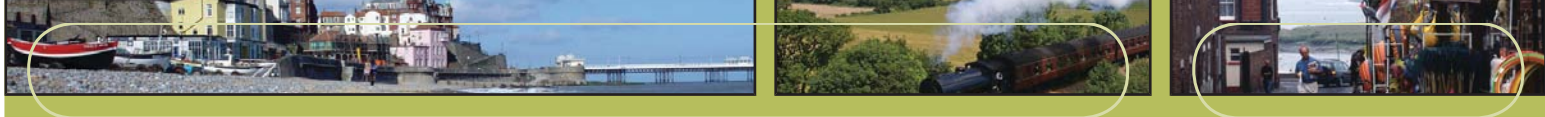
Stage 6 - Estimating housing potential

2.14 Core Strategy Policy HO7 has the following indicative density targets for new housing development:

- Principal and Secondary Settlements (excluding Hoveton) – 40 dwellings per hectare.
- Service Villages (including Hoveton) – 30 dwellings per hectare.

2.15 In practice, densities may be higher in some areas and lower in others. In order to ensure that the capacity is not over-estimated, the density multiplier used will be 30 dwellings per hectare (net) for all locations.

2.16 The PPS3 definition of net dwelling density will be used. This includes those site areas which will be developed for housing and directly associated uses including access roads within the site, gardens, car parking, children's play space etc. Larger sites may also have additional requirements, for



example for public parks or school provision, which reduce the land available for housing. These will be deducted from the net developable area. Therefore over the District the following net developable areas will be used to calculate capacity.

Site Size	Net Developable Area
Sites of up to 1 hectare	100% of site area counted as net developable area
Sites of between 1 and 5 hectares	80% of site area
Sites of over 5 hectares	Specific net density calculation (based on master plans where available.)

Stage 7- Assessing when or whether sites are likely to be developed

2.17 Assessing the suitability, availability and achievability of a site will determine whether a site can be considered deliverable and developable. The suitability of a site for development will be assessed via the Sustainability Appraisal methodology adopted by the Council in preparation of the Site Specific Proposals Development Plan (http://www.northnorfolk.org/ldf/default_2328.asp). The availability and achievability of a site will be assessed by questionnaires and discussions with land owners, developers and their agents. (Appendix 3)

2.18 In determining if a site is suitable, available and achievable the Council will adopt the methodology outline in the table below.

Table 2 SHLAA : Criteria to assess ability to Deliver and Develop

Stage	Assessment criteria
Stage 7a Determining Suitability	A site will be considered to be <i>unsuitable</i> for development if any of the following apply: Policy Restrictions <ul style="list-style-type: none"> ● The site is not within or adjacent to a Selected Settlement in Core Strategy(Policy SS1 of Core Strategy) ● The site is wholly within EA or SFRA flood zone 2 or 3 (Policy EN10) ● The site is wholly within Coastal Erosion Constraint Area. (Policy EN11) ● The site is within Major Hazard Zone; Inner Zone (EN13) ● The site is designated for one of the following: SSSI, National Nature Reserve, historic park and garden, Scheduled Ancient Monument, Special Area of Conservation, Special Protection Area, Regionally Important Geological Site, County Wildlife Site, Local Nature Reserve, Ancient Woodland, Roadside Nature Reserve.(EN09) ● The site is designated as Minerals Investigation or Consultation Area.

Stage	Assessment criteria
	<ul style="list-style-type: none"> ● Development of the site would have an unacceptable impact on its biodiversity (EN09). ● There is a preferred alternative use for the site <p>Physical problems or limitations:</p> <ul style="list-style-type: none"> ● It is not possible to provide suitable access. ● The land is not suitable for building due to topography or ground conditions. ● Suitable drainage, water supply, power or other infrastructure is not available and there is no prospect that it can be made available. ● The site is contaminated and there is no prospect of remediation being possible, or viable. <p>Potential impacts:</p> <ul style="list-style-type: none"> ● The impact of the development on the appearance of the area (landscape and townscape), character of a Conservation Areas and their settings, Listed Buildings, protected trees and other features worthy of protection would be unacceptable. <p>The environmental conditions which would be experienced by residents:</p> <ul style="list-style-type: none"> ● The development of the site would result in an unacceptable relationship between residents of the new development and an existing neighbouring use in terms of noise, smoke and other pollutants.
<p>Stage 7b</p> <p>Determining Availability</p>	<p>The Council will assume that a site will be available for development unless there is evidence to the contrary. Evidence will be gathered by questionnaire Appendix B: 'Potential Housing Site Proforma' aimed at answering the following:</p> <ul style="list-style-type: none"> ● Is there a willing landowner? ● Are there multiple owners/ransom strips? ● Is the site available now? ● Is the site likely to be available in 5 years time? ● Is the site available in 10 years time? ● What is preventing the site from being available and what measures need to be taken to address this?
<p>Stage 7c</p> <p>Determining Achievable</p>	<p>Market factors, Cost factors, Delivery factors,</p> <p>The Council will assume that development can be achieved on a site unless there is evidence to the contrary. Barriers to achieving development will be assessed by questionnaire to establish.</p> <p>Are there any particular features of the local housing market that may impact of achievability?</p> <p>Are there any particular cost factors associated with developing the site?</p>



Stage	Assessment criteria
	<p>Are there any delivery (phasing, timing) factors which impact on the achievability of the development?</p> <p>What measures need to be taken, and by whom to ensure that development can be achieved?</p>

Stage 8 – Reviewing the Assessment

2.19 The Assessment will be kept up to date and published in April each year alongside 5 Year Land Supply Statements. The data collected will feed into the Annual Monitoring Report.

Making an allowance for windfall development

2.20 PPS3 provides for an allowance for windfall development to be included in certain circumstances. The Core Strategy housing figures include an allowance for windfall development based on an estimate of the amount of housing that could be delivered on small non-identified sites in the District. The SHLAA will use the methodology adopted during preparation of the Core Strategy as outlined in (provide link to Background Paper No 1 – Housing)

3 Consultation Arrangements

- 3.1** If you have comments on any aspect of this proposed methodology they should be made in writing to the Council to be received within the consultation period. (4 August to 15 September 2008). Responses should be made using the 'Response Form' (Appendix C) but will be accepted if made separately in writing. Please note that whilst the Council will consider each of the representations made, and will amend the methodology as appropriate, it will not respond to specific comments unless further clarification is required.
- 3.2** Additional copies of this consultation document together with the Response Forms are available on the Council's website or can be made available on request.
- 3.3** Comments should be returned to (no stamp required): Planning Policy Section, FREEPOST RRAY-JSLS-TZTE North Norfolk District Council, Council Offices, Holt Road, Cromer, NR27 9EN
- 3.4** Should you require further information about SHLAAs, and the proposed methodology and approach to be taken please contact: Mr Mark Ashwell, Senior Planning Officer, North Norfolk District Council (Tel 01263 516325)

Appendix A: Consultees

The following organisations have been consulted on this methodology.

Local House Builders/developer interests

Allied Earth Developments Ltd
Anglia Housing Group
Bloor Homes Eastern
Bovis Homes Ltd Eastern Region
Broadland Housing Association
Building Partnerships
Bullen Developments Ltd
Coke Estates Ltd
Cotman Housing Association
Fairstead Homes Ltd
Flagship Housing Group
Grays of Norwich Ltd
H Bullens & Sons Ltd
Hanover Housing Association
Hastoe Housing
HBF (Home Builders Federation)
John Grooms Housing Association
McCarthy & Stone Ltd
N R Powell Developments Ltd
Noble Properties Ltd
Norfolk Homes Limited
North British Housing
Orbit Housing Association
Peart & Barrell Ltd
Peddars Way Housing Association
Persimmon Homes
PF & ST Brown Properties Ltd
Southrepps Development Ltd
Sutherland Homes Ltd
The Guinness Trust
Victory Housing Trust
WestGate Properties (Anglia) Ltd
Wherry Housing Association
Wildmoor Properties

Public Sector Organisations

East of England Regional Assembly
Natural England
Great Yarmouth Borough Council
Breckland District Council
Broads Authority
Borough Council of King's Lynn & West Norfolk
Broadland District Council
Norfolk Primary Care Trust (PCT)
Anglian Water
East of England Development Agency (EEDA)



South Norfolk District Council
Norfolk Police Authority
Norwich City Council
EDF Energy
Church Commissioners for England
Norfolk County Council
Go-East

Agents and Property Consultants

Aldreds Chartered Surveyors
Alsop Verrill - Town Planning & Development Consultancy
Arnolds Chartered Surveyors
Barton Willmore Planning Partnership - Anglia
Bidwells
Brown & Co (Norwich)
Chapman Warren (RPS) Town Planning and Development Consultants
Cheffins
Cockertons Chartered Surveyors
David Evans Chartered Planning Consultancy
David Futter Associates Ltd
David Will Chartered Surveyor and Planning Advisor
Defence Estates c/o Smiths Gore
Drivers Jonas
DWA Planning
Edwin Watson Partnership (NW)
Gerald Eve
GLTP Development Consultancy
GVA Grimley (Defence Estates)
Hallmark Project Management Consultants
Harbord-Hammond Agents
Hugh Ivins Planning Consultant
Irelands
John Martin & Associates
Keys Estate Agents (Cromer Office)
Les Brown Associates
Lidl UK
Lovejoy Planning
Mike Terry Planning
NPS Property Consultants
NPS Property Consultants (Head Office)
O A Chapman
Purslows Building Surveyors Ltd
Rapeys Commercial Property and Planning Consultants
Savills
Stead Mutton Associates
Strutt and Parker
Taylor Woodrow Developments Ltd

Appendix B: Potential Housing Site Proforma

Potential Housing Site Form

Proposed Methodology for Strategic Housing Land Availability Assessments in North Norfolk Consultation Draft - July 2008

Please use this form to request that a site be included within the Strategic Housing Land Availability Assessment. Please use a separate form for each site.

All parts of the form will need to be completed for a site to be considered. Incomplete forms will be returned for completion. Please use additional sheets if you wish to provide additional information or make supporting submissions.

YOUR DETAILS	YOUR AGENT DETAILS(if applicable)
Name:	Name:
Address:	Address:
Postcode:	Postcode:
Tel No:	Tel No:
E mail:	E mail:

Section 1 (about the Site)

Site address:	
How large is the site? (hectares)	
How much of the site do you consider is suitable for residential development? (hectares)	
What is the site currently used for?	
Does the site have any current existing planning permission? If YES, please provide ref no.	
Please attach an up-to-date Ordnance Survey based map indicating the boundaries of the site and, if different, which areas you consider are suitable for development.	



Section 2 (about Availability)

Are you the owner of the site? If NO please provide owner contact details.	YES / NO		
If there is an existing use on the site? If YES how long is this expected to continue? If the existing use is being relocated please provide details.	YES / NO		
Is the site for sale? If YES, How long has the site been for sale?	YES / NO		
When in your opinion could the site be made available for development? <small>(please tick)</small>	<input type="checkbox"/> immediately	<input type="checkbox"/> within 5 Years	<input type="checkbox"/> within 10 years
	<input type="checkbox"/> within 15 years	<input type="checkbox"/> more than 15 years	
Are there any specific reasons why the site is not available? If YES what actions need to be taken, and by whom, to ensure that the site will be available?	YES / NO		

Section 3 (about what, and when, development might be achieved)

How many dwellings do you think the site could accommodate?	
When do you consider that development would commence on the site and when would development be completed?	Commence by: Finish by:
To the best of your knowledge are there any constraints (as listed below) that may prevent development of the site?	
CONSTRAINT TYPE	COMMENT
Access difficulties	YES / NO
Core Strategy policy constraint	YES / NO
Tree cover	YES / NO
Land assembly/ownership issues	YES / NO

Adequate infrastructure not available	YES / NO	
Market viability	YES / NO	
Surface Water Flooding	YES / NO	
Contaminated Land	YES / NO	
Other constraints (please state)	YES / NO	
<p>Do you believe that any constraints you have identified can be overcome? If YES please explain.</p>		

DATA PROTECTION AND FREEDOM OF INFORMATION

We need your permission to hold your details on our database.

I agree that the contact details and related responses can be held by the Planning of North Norfolk District Council, and I understand that they will only be used in relation to Town Planning matters.

Signed:

Date:

Please note that forms that are not signed and dated will not be accepted

This information is collected by each local authority as data controller in accordance with the data protection principles in the Data Protection Act 1998. The purposes for collecting this data are:

- to assist in the preparation of a Strategic Housing Land Availability Assessment in North Norfolk.
- to contact you, if necessary regarding your answers given in your form.

The above purposes may require public disclosure of any data received by the Authority in the consultation responses in accordance with the Freedom of Information Act 2000. If you have any concerns regarding the processing of your data, please contact a local authority for further advice.



North Norfolk Strategic Housing Land Availability Assessment Methodology Consultation

Appendix C: Response Form

Proposed Methodology for Strategic Housing Land Availability Assessments in North Norfolk

Consultation Draft - July 2008

Please use this form to make comments on the Councils' proposed methodology for preparing the Strategic Housing Land Availability Assessment. Answering the questions will assist the Council in gathering and recording your opinions. The form includes space for making general comments. Please use additional sheets if necessary.

Your Details:	
Name	
Contact address	
Telephone Number	
E-mail	
Questions	
Question 1 : Do you consider that the Council has identified the correct stakeholders (Listed in Appendix A: 'Consultees'). If not, please add additional details here.	
Question 2 : Do you agree with the types of sites that will be included in the SHLAA? (Listed in paragraph 2.7). If there are additional sources of sites which you consider should be included please list these here and state why you consider they should be included.	
Question 3: Do you agree with the sources of data that will be used to identify sites? If there are other	



North Norfolk Strategic Housing Land Availability Assessment Methodology Consultation

<p>sources of data which you consider may be useful please list here .</p>	
<p>Question 4: Do you agree with the minimum site size threshold of 10 dwellings in Principle and Secondary Settlements and three dwellings in villages? If you consider that a different threshold is appropriate why is this the case?</p>	
<p>Question 5: Do you agree with the proposed method to undertake site surveys and the types of information being collected? If no, what additional criteria do you feel should be included?</p>	
<p>Question 6: Do you agree with the way that the Council proposes to calculate the housing potential of each site?</p>	
<p>Question 7: Are the physical problems, potential impact, and environmental criteria listed in stage 7a of the methodology a reasonable basis for determining site suitability? Are there other factors that should be taken into account?</p>	

Question 8: Are the issues identified in stages 7b and 7c and Potential Housing Site Form questionnaire likely to provide an effective way of assessing if and when sites could be developed?

General Comments

DATA PROTECTION AND FREEDOM OF INFORMATION

We need your permission to hold your details on our database.

I agree that the contact details and related responses can be held by the Planning Section of North Norfolk District Council, and I understand that they will only be used in relation to Town Planning matters.

Signed:

Date:

Please note that forms that are not signed and dated will not be accepted

This information is collected by the local authority as data controller in accordance with the data protection principles in the Data Protection Act 1998. The purposes for collecting this data are: to assist in the preparation of a Methodology for preparing Strategic Housing Land Availability Assessments in North Norfolk. to contact you, if necessary regarding your answers given in your form.

The above purposes may require public disclosure of any data received by the Authority in the consultation responses in accordance with the Freedom of Information Act 2000. If you have any concerns regarding the processing of your data, please contact a local authority for further advice.