

Site Ref	Basic Site Information					Suitability Stage 1																
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome?	Accept/reject
905	Bircham	Bircham Tofts	RV	Agriculture	Land on the North Side of Stanhoe Road B1155 lying between Trimmingham House and Stocks Close	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. All of site within 25m of settlement.	N/A	1
458	Bircham	Bircham Tofts	RV	Farm	Lower Farm Bircham Tofts (O.S. grid ref. 779326)	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1
483	Bircham	Bircham Tofts	RV	Agriculture	Land on the North Side of Stanhoe Road B1155 lying between Trimmingham House and Stocks Close	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1
798 / 906	Bircham	Great Bircham	RV	Agriculture	NG 2080 Stanhoe Road, Great Bircham	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1
906	Bircham	Great Bircham	RV	Agriculture	Arable land to the north of Stanhoe Road (B1155) lying between Stocks Close and Pond Farm,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1

Suitability Stage 2																									
Site Ref	Scale of development	Brownfield / Greenfield	Safeguarded areas	Height / Shape	Historic environment	Impact on highways	Impact on services	AONB	Major utilities	Environmental designations	TPO	Biodiversity	Landscape / townscape	HSE Hazard	Proximity to pollution	Amenity	loss of community facility / open space	walking / cycling access to services	Access to open space	Public Right of Way / Bridleway	employment land	Agricultural land	Summary of constraints	Can constraints be overcome?	Accept/reject
905	-/+	-	-	-/+	+	+	+	+	+	+	+	-/+	+	+	-	-/+	+	+	+	+	+	-	Site 905 is greenfield agricultural land which is within Sculthorpe airfield safeguarding area. Development would result in a loss of grade 3 agricultural land. The site is wholly within a cordon sanitaire. There is currently a footpath across the site. Development may result in a loss of some hedgerow and may impact on biodiversity. The site is adjacent to a fast road which may impact on amenity of potential residents. Site is too narrow to provide ideal outdoor space (gardens and parking). Development may result in a loss of some hedgerow and may impact on biodiversity. Site is outside built environment boundaries.	Located in the 'rural gap' between existing housing, development on this site would result in the loss of 'open' space which is considered to be of detriment to the character of the area. There is pedestrian access to village services and amenities; the current footpath is set behind hedgerow. Providing safe access can be achieved and local improvements are made to the footway network then NCC Highways Authority would not object to development. Site is not subject to flood risk (Flood Zone 1) and there are no known ecological or heritage issues. Any development would result in the loss of productive agricultural land (grade 3). Whilst hedges border the site there are open views into the site from the roadside and any development may appear intrusive in the landscape.	1
458	-/+	-/+	-	+	+	+	-/+	+	+	+	+	-/+	+	+	+	-/+	+	-	+	+	-	-/+	Site 458 is a farm complex with a series of agricultural outbuildings which are currently in use. The site is large in scale. The site is within Sculthorpe airfield safeguarding area. The site is distant from the village services and there is no footpath. Development would result in a loss of some grade 3 agricultural land and agricultural buildings. The site is adjacent to a fast road which may impact on amenity of potential residents. Site is outside built environment boundaries.	The site is located to the east of Bircham Tofts and somewhat detached from the village amenities and services. Site comprises agricultural buildings and any residential development would be conflict with Core Strategy CS10. Site is not subject to flood risk (Flood Zone 1). Providing safe access can be achieved and local improvements are made to the footway network then NCC Highways Authority would not object to development	1
483	-/+	-	-	+	+	+	+	+	+	+	+	-/+	+	+	-	-/+	+	+	+	+	+	-	Site 483 is greenfield agricultural land which is within Sculthorpe airfield safeguarding area. Development would result in a loss of grade 3 agricultural land. The site is wholly within a cordon sanitaire. There is currently a footpath across the site. Development may result in a loss of some hedgerow and may impact on biodiversity. The site is adjacent to a fast road which may impact on amenity of potential residents. Site is outside built environment boundaries.	Located in the 'rural gap' between existing housing, development on this site would result in the loss of 'open' space which is considered to be of detriment to the character of the area. There is pedestrian access to village services and amenities; the current footpath is set behind hedgerow. Providing safe access can be achieved and local improvements are made to the footway network then NCC Highways Authority would not object to development. Site is not subject to flood risk (Flood Zone 1) and there are no known ecological or heritage issues. Any development would result in the loss of productive agricultural land (grade 3). Whilst hedges border the site there are open views into the site from the roadside and any development may appear intrusive in the landscape.	1
798 / 906	-/+	-	-	+	+	-/+	+	+	+	+	+	-/+	-	+	-	-/+	+	+	+	+	+	-	Site 798 is greenfield agricultural land. Development would result in a loss of grade 3 agricultural land. Site is inappropriately large in scale for a rural village and if the whole site were to be developed, there would be a negative impact on the landscape. Site is within Sculthorpe airfield safeguarding area. The site is within a cordon sanitaire. Development may result in a loss of some hedgerow and may impact on biodiversity. The site is adjacent to a fast road which may impact on amenity of potential residents. Site is outside built environment boundaries.	Located in the 'rural gap' between Great Bircham and Bircham Tofts, development on this site would result in the loss of 'open' space and be of detriment to the character of the area. There is pedestrian access to village services and amenities. Any development would result in the loss of productive agricultural land (grade 3). Hedges currently border the site, largely obscuring the field from public viewpoints. New frontage development would continue the linear pattern of this area of the village, however this would result in the loss of hedgerow and any development may appear intrusive in the wider landscape. Site is not subject to flood risk (Flood Zone 1). Providing safe access can be achieved and local improvements are made to the footway network then NCC Highways Authority would not object to development and this is their preferred site in access terms.	1
906	-/+	-	-	+	+	-/+	+	+	+	+	+	-/+	+	+	-	-/+	+	+	+	+	+	-	Site 906 is greenfield agricultural land. Development would result in a loss of grade 3 agricultural land. Site is inappropriately large in scale for a rural village and is also too narrow to provide ideal outdoor space (gardens and parking). Site is within Sculthorpe airfield safeguarding area. The site is within a cordon sanitaire. Development may result in a loss of some hedgerow and may impact on biodiversity. The site is adjacent to a fast road which may impact on amenity of potential residents. Site is outside built environment boundaries.	Located in the 'rural gap' between Great Bircham and Bircham Tofts, development on this site would result in the loss of 'open' space and be of detriment to the character of the area. There is pedestrian access to village services and amenities. Any development would result in the loss of productive agricultural land (grade 3). Hedges currently border the site, largely obscuring the field from public viewpoints. New frontage development would continue the linear pattern of this area of the village, however this would result in the loss of hedgerow and any development may appear intrusive in the wider landscape. Site is not subject to flood risk (Flood Zone 1). Providing safe access can be achieved and local improvements are made to the footway network then NCC Highways Authority would not object to development and this is their preferred site in access terms.	1

Site Ref	Availability		Achievability				Deliverable/Developable								
	Proposed use (owner/agent)	Availability	Accept/reject	Market assessment	cost assessment	Density	Area available (Gross)	Developable Area (Net)	Site capacity	Settlement Guide Number of Dwellings	0-5 years	6-10 years	11-15 years	notes	total
905	Housing, 5 dwellings	The site has been submitted by the Parish Council. Assume landowner to be the same as site 483 (overlapping sites) therefore considered available. If the site were to be pursued for allocation in the Site Specific Allocations DPD, confirmation from landowner/s will be sought.	1	H	L	24.0	0.34	0.34	8	5				Figure already counted (see site 483)	0
458	Housing	Site proposed by agent on behalf of landowner therefore considered to be available	1	H	M	24.0	0.83	0.75	18	5			5	Could come forward as a potential housing site after the current plan period, 2026	5
483	not stated	Site proposed by agent on behalf of landowner therefore considered to be available	1	H	L	24.0	0.81	0.73	17	5			5	Could come forward as a potential housing site after the current plan period, 2026	5
798 / 906	Social Housing	Site proposed by agent on behalf of landowner therefore considered to be available	1	H	L	24.0	0.67	0.60	14	5			5	Could come forward as a potential housing site after the current plan period, 2026	5
906	Housing, up to 5 dwellings	The site has been submitted by the Parish Council. Assume landowner to be the same as site 798 (overlapping sites) therefore considered available. If the site were to be pursued for allocation in the Site Specific Allocations DPD, confirmation from landowner/s will be sought.	1	H	L	24.0	0.67	0.60	14	5				Figure already counted (see site 798 / 906)	0

	0-5 years	6-10 years	11-15 years	Total
Bircham	10	0	20	30

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G42.1	Bircham	Great Bircham	RV	Garden / green space / waste land	Land adjacent to 16 Lynn Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1
457	Bircham	Great Bircham	RV	Garden / green space	Land adjacent to 16 Lynn Road (O.S. grid ref.765320)	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1
899	Bircham	Great Bircham	RV	Waste Land	Land lying between Dersingham Road and Lynn Lane	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1
1173	Bircham	Great Bircham	RV	Agriculture	Land between Stanhoe Road to the south and Docking Road to the west	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement boundary.	N/A	1
1174	Bircham	Great Bircham	RV	Dwellings and their curtilages	Housing on B1155, north of the King's Head	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Site is partly within 25m of settlement boundary and a portion is within the settlement.	N/A	1
1229	Bircham	Great Bircham	RV	Dwellings and their curtilages	Property west of B1153															Site is currently a residential property and its rear garden	no	0

Suitability Stage 2																									
Site Ref	Scale of development	Brownfield / Greenfield	Safeguarded areas	Height / Shape	Historic environment	Impact on highways	Impact on services	AONB	Major utilities	Environmental designations	TPO	Biodiversity	Landscape / townscape	HSE Hazard	Proximity to pollution	Amenity	loss of community facility / open space	walking / cycling access to services	Access to open space	Public Right of Way / Bridleway	employment land	Agricultural land	Summary of constraints	Can constraints be overcome?	Accept/reject
G42.1	+	-/+	-	+	+	+	+	+	+	+	+	-/+	+	+	+	+	+	-	+	+	+	-/+	<p>The site comprises of site 457 and majority of site 899. It scores positively in relation to sustainability indicator 'access to services' as it is within walking distance from services, however there is currently no footpath provision. NCC Highway Authority would not object to development subject to provision of safe access and local improvements to the footway network. The site is mostly overgrown, and the location and shape of the site does not lend itself to commercial farming therefore development will not result in the loss of productive agricultural land. Development may have potential adverse impact on wildlife habitat and this issue has been addressed in an Ecology Report. The site is well screened on all sides by hedgerow, trees and existing development and provided the hedge at the front of the site remains largely intact, development would not be intrusive in the landscape or road frontage. Site is not subject to flood risk (Flood Zone 1).</p> <p>Site 457 is greenfield land which is within Sculthorpe airfield safeguarding area. Development may result in a loss of hedgerow and may impact on biodiversity. Part of site is outside built environment boundaries. Site is identified as potential sand and gravel resource.</p>	1	
457	+	-/+	-	+	+	+	+	+	+	+	+	-/+	+	+	+	+	+	-	+	+	+	-/+	<p>The site scores positively in relation to sustainability indicator 'access to services' as the site is within walking distance from services, however there is currently no footpath provision. Providing safe access can be achieved and local improvements are made to the footway network then NCC Highways Authority would not object to development. The site is former allotment plots which have become overgrown, and the location and shape of the site does not lend itself to commercial farming therefore development will not result in the loss of productive agricultural land. Development may have a potential adverse impact on wildlife habitat and this issue has been addressed in an Ecology Report. The site is well screened on all sides by hedgerow, trees and existing development and provided the hedge at the front of the site remains largely intact, development would not be intrusive in the landscape or road frontage.</p> <p>Site 457 is greenfield land which is within Sculthorpe airfield safeguarding area. Development may result in a loss of hedgerow and may impact on biodiversity. Part of site is outside built environment boundaries. Site is identified as potential sand and gravel resource.</p>	1	
899	-/+	-	-	+	+	+	+	+	+	+	+	-/+	+	+	+	+	+	-	+	+	+	-	<p>The site is situated west of site 457. It scores positively in relation to proximity to services and is within walking distance from village services however, the adjoining road network is very narrow, the site has limited access to the public highway and there are currently no footpath provisions. There is opportunity for safe access and improved footway network to be achieved in combination with site 457. The location and shape of the site does not lend itself to commercial farming therefore development will not result in the loss of productive agricultural land. Site is not subject to flood risk (Flood Zone 1). The site is fairly overgrown and development may have an adverse impact on wildlife habitat and this issue has been addressed in an Ecology Report. The site is situated on the edge of the</p> <p>Site 457 is greenfield land which is within Sculthorpe airfield safeguarding area. Development may result in a loss of hedgerow and may impact on biodiversity. Part of site is outside built environment boundaries. Site is identified as potential sand and gravel resource.</p>	1	
1173	-/+	-	-	+	+	+/-	+	+	+	+	+	-/+	+	+	+/-	+	+	+	+	+	+	-	<p>Located in the 'rural gap' between Great Bircham and Bircham Tofts, development on this site would result in the loss of 'open' space and be of detriment to the character of the area. There is pedestrian access to village services and amenities. Any development would result in the loss of productive agricultural land (grade 3). Hedges currently border the site, largely obscuring the field from public viewpoints. New frontage development would continue the linear pattern of this area of the village, however this would result in the loss of hedgerow and any development may appear intrusive in the wider landscape. Site is not subject to flood risk (Flood Zone 1). Providing safe access can be achieved and local improvements are made to the footway network then NCC Highways Authority would not object to development and this is their preferred site in access terms.</p> <p>Site 1173 is wholly within Sculthorpe Airfield - Plan B safeguarding zone and development would result in the loss of grade 3 agricultural land. Site is next to a busy road which may impact negatively on amenity and highways. There are some telephone poles towards the back edge of the site. The site is inappropriately large in scale for a rural village.</p>	1	
1174	-/+	-/+	-	+	+	-	+	+	+	+	+	-/+	+/-	+	+/-	-	+	+	+	+	+	+	<p>Site is centrally located and in close proximity to services and amenities. Development of the site would result in loss of Grade 3 agricultural land but the land is used as residential gardens. Road frontage of Site 1229 is already developed and back land development is not a favourable from of development in terms of design and access. Site is not subject to flooding (Flood Zone 1). It is unclear how access would be gained to this site without the loss of an existing dwelling along the B1150 Road. Site has since been withdrawn from consideration by landowner.</p> <p>Site 1174 is wholly within Sculthorpe Airfield - Plan B safeguarding zone. Whilst designated Grade 3 ag land, development would not result in the loss of agricultural land as the site constitutes two houses and their gardens. Site is next to a busy road which may negatively impact on amenity and highways.</p>	0	
1229																								0	

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	Proposed use (owner/agent)	Availability	Accept/reject	Market assessment	cost assessment	Density	Area available (Gross)	Developable Area (Net)	Site capacity	Settlement Guide Number of Dwellings	0-5 years	6-10 years	11-15 years	notes	total
G42.1	Housing	Site proposed by agent on behalf of landowner therefore considered to be available	1	H	L						10			SAD allocation for 10 dwellings	10
457	Housing	Site proposed by agent on behalf of landowner therefore considered to be available	1	H	L									Allocated as G42.1 within the SAD	0
899	Housing	Part of site submitted by landowner and therefore considered to be available for development.	1	H	L									Allocated as G42.1 within the SAD	0
1173	Housing	Site proposed by agent on behalf of landowner therefore considered to be available	1	H	L	24.0	2.00	1.80	43	5			5	Could come forward as a potential housing site after the current plan period, 2026	5
1174		Site has been withdrawn by the landowner therefore considered not to be available	0												0
1229	Site proposed by land owner, so considered to be available		0												0

Site Ref	Basic Site Information					Suitability Stage 1																
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome?	Accept/reject
217	Brancaſter	Brancaſter	KRSC	Greenfield / overgrown	Land off the A149	+	+	+	+	+	+	+	+	+	+	+	+	-	+	Site is wholly within designated ancient monument and archaeological area.	For sites close to, or within areas scheduled under the Ancient Monuments and Archaeological Areas Act 1979, scheduled monument consent will be required. Site is unsuitable unless consent is granted.	0
718	Brancaſter	Brancaſter	KRSC	Greenfield / overgrown	Land off the A149,	+	+	+	+	+	+	+	+	+	+	+	+	-	+	Site is wholly within designated ancient monument and archaeological area.	For sites close to, or within areas scheduled under the Ancient Monuments and Archaeological Areas Act 1979, scheduled monument consent will be required. Site is unsuitable unless consent is granted.	0
G13.1	Brancaſter	Brancaſter	KRSC	Greenfield / overgrown	Land to the east of Mill Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1
669	Brancaſter	Brancaſter	KRSC	Greenfield / overgrown	Land to the east of Mill Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1
810	Brancaſter	Brancaſter	KRSC		Land at Main Road and Choseley Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Site wholly within Development Boundary.	N/A	1

Suitability Stage 2																									
Site Ref	Scale of development	Brownfield / Greenfield	Safeguarded areas	Height / Shape	Historic environment	Impact on highways	Impact on services	AONB	Major utilities	Environmental designations	TPO	Biodiversity	Landscape / townscape	HSE Hazard	Proximity to pollution	Amenity	loss of community facility / open space	walking / cycling access to services	Access to open space	Public Right of Way / Bridleway	employment land	Agricultural land	Summary of constraints	Can constraints be overcome?	Accept/reject
217	-/+	-	+	+	+	+	+	-	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	+	-/+	0
718	-/+	-	+	+	+	+	+	-	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	+	-/+	0
G13.1	-/+	-	+	+	+	-/+	+	-	+	+	+	-	-/+	+	+	+	+	+	+	+	+	+	+	-/+	1
669	-/+	-	+	+	+	-/+	+	-	+	+	+	-	-/+	+	+	+	+	+	+	+	+	+	+	-/+	1
810	-/+	+	+	+	-/+	-/+	+	-	+	+	+	+	+	+	-/+	+	+	+	+	+	+	+	-/+	+	1

Site Ref	Availability			Achievability		Deliverable/Developable									
	Proposed use (owner/agent)	Availability	Accept/reject	Market assessment	cost assessment	Density	Area available (Gross)	Developable Area (Net)	Site capacity	Settlement Guide Number of Dwellings	0-5 years	6-10 years	11-15 years	notes	total
217	Housing	Site is proposed by landowner therefore considered to be available	0	H	L	24.0	0.27	0.27	7	11				Could come forward as a potential housing site after the current plan period, 2026	7
718	Housing	Site proposed by agent on behalf of landowner therefore considered to be available	0	H	L	24.0	0.38	0.38	9	11			11	Could come forward as a potential housing site after the current plan period, 2026	11
G13.1	none stated	Site proposed by landowner therefore considered to be available	1	H	L						5			SAD allocation for 5 dwellings	5
669	none stated	Site proposed by landowner therefore considered to be available	1	H	L									Allocated as G13.1 within the SAD	0
810		Site under construction so no longer available	0	H	MH	24.0	0.69	0.62	15	11				Site under construction	0

	0-5 years	6-10 years	11-15 years	Total
Brancaster	21	0	29	50

Site Ref	Basic Site Information					Suitability Stage 1																
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome?	Accept/reject
G13.2	Brancaster	Brancaster Staithe	KRSC	Greenfield	Land on Common Lane,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1
183	Brancaster	Brancaster Staithe	KRSC	Greenfield	Land on Common Lane,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1
267	Brancaster	Brancaster Staithe	KRSC	none stated	Land at Town Lane	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1
BRS 01	Brancaster	Brancaster Staithe	KRSC	houses and gardens	Brentwood Council Houses	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Site wholly within Development Boundary.	N/A	1
721	Brancaster	Burnham Deepdale	KRSC	House/Paddock	Land At Whitehills Farmhouse,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1
1154	Brancaster	Burnham Deepdale	KRSC	Agricultural	Land between Dale End to the north and Delgate Lane to the East	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement boundary.	N/A	1
1155	Brancaster	Burnham Deepdale	KRSC	Agricultural	Land off Delgate Lane	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement boundary.	N/A	1

Suitability Stage 2																									
Site Ref	Scale of development	Brownfield / Greenfield	Safeguarded areas	Height / Shape	Historic environment	Impact on highways	Impact on services	AONB	Major utilities	Environmental designations	TPO	Biodiversity	Landscape / townscape	HSE Hazard	Proximity to pollution	Amenity	loss of community facility / open space	walking / cycling access to services	Access to open space	Public Right of Way / Bridleway	employment land	Agricultural land	Summary of constraints	Can constraints be overcome?	Accept/reject
G13.2	-/+	-	+	-/+	+	-/+	+	-	+	+	+	-/+	-/+	+	+	+	+	+	+	+	+	+	Site 183 is a greenfield site which is wholly within the AONB and is therefore unsuitable for major development. Site is inappropriately large in scale for a rural village. There are pylons across the site. The site gently slopes south to north. Any development would reduce the size of the field and would impact on the AONB. Development of the site would result in a loss of high quality agricultural land (grade 2). The site is greenfield therefore there may be some impact on biodiversity. Mature hedgerows border site. Access would need to be made onto The Close.	The site a smaller section of 183, it is accessible via The Close and there is walking access to services. Site is part of a large agricultural field therefore development would result in the loss of high quality, productive agricultural land (grade 2). Brancaster Staithe and Burnham Deepdale are within the designated Area of Outstanding Natural Beauty. The site is bordered by undeveloped countryside to the south but is immediately adjacent built development to the west and north and is close to new housing to the east, therefore limiting the visual intrusion into the countryside. Also any potential conflicts of built form with the countryside can be mitigated using appropriate landscaping	1
183	-/+	-	+	-/+	+	-/+	+	-	+	+	+	-/+	-/+	+	+	+	+	+	+	+	+	+	Site 183 is a greenfield site which is wholly within the AONB and is therefore unsuitable for major development. Site is inappropriately large in scale for a rural village. There are pylons across the site. The site gently slopes south to north. Any development would reduce the size of the field and would impact on the AONB. Development of the site would result in a loss of high quality agricultural land (grade 2). The site is greenfield therefore there may be some impact on biodiversity. Mature hedgerows border site. Access would need to be made onto The Close.	Site is accessible via The Close and there is walking access to services. Site comprises of an agricultural field therefore development would result in the loss of high quality, productive agricultural land (grade 2). Brancaster Staithe and Burnham Deepdale are within the designated Area of Outstanding Natural Beauty. The site is bordered by undeveloped countryside to the south but is immediately adjacent built development to the west and north and is close to new housing to the east. The site is considerably large in scale and development of the entire site is likely to have a negative impact on the landscape and character of the area	1
267	-/+	-	+	+	+	-/+	+	-	+	+	+	-	+	+	+	+	+	+	+	+	+	-/+	Site 267 is wholly within the AONB and is therefore unsuitable for major development. The current access to the site is along an unadopted road which is split into two lanes by pylons and therefore increased vehicular use may be an issue. Development of the site would result in a loss of high quality agricultural land (grade 2). The site is greenfield therefore there may be some impact on biodiversity.	Site is accessible via the private un-adopted Town Lane. Norfolk County Council Highways Authority stated an objection to development from this access. Brancaster Staithe and Burnham Deepdale are within the designated Area of Outstanding Natural Beauty. The site is situated at the western edge of the village although is adjacent to development on all other sides and is bounded by hedgerow therefore it is unlikely to have a negative visual impact on the landscape. Development would result in the loss of high quality agricultural land (grade 2), however the site is relatively enclosed and is not part of the extensive network of agricultural land surrounding the village. Further discussion with Norfolk County Council Highways would be necessary - may require adoption of the road. An ecology report would be required before development. Any development would need to be sensitive to the setting of the AONB through quality design, layout and materials.	1
BRS 01	-/+	-/+	-/+	+	+	-/+	+	-	+	+	-/+	+	+	+	+	+	+	+	+	+	+	+	Site BRS 01 is a mixed use site comprising houses and gardens which is wholly within the AONB. The site is currently residential development and garden. The site is bounded to the east by a group Tree Preservation Order. Part of the site is within Sculthorpe airfield safeguarding area. Safe access onto A149 required.	The position of the trees should not constrain redevelopment but should be considered. Any redevelopment would need to be sensitive to the setting of the AONB through quality design, layout and materials. Authorities concerning the airfield require consulting.	1
721	-/+	-/+	-	+	-/+	-/+	+	-	+	+	+	-/+	-/+	+	+	+	+	+	+	+	+	-/+	Site 721 is a mixed use site comprising a grade 2 Listed Building with garden and undeveloped land. The land is classified as grade 3 agricultural land. The site is wholly within the AONB and is therefore unsuitable for major development. The site is within Sculthorpe airfield safeguarding area. The site is surrounded by countryside to the south west and therefore development could impact on the landscape. Development may result in a loss of hedgerow and/or impact on biodiversity. Safe access onto A149 required.	This allocation has good footpath link to the settlement and is well located for the services. Subject to a safe access being made the Highway Authority would not object if this site were included in the plan.	1
1154	-/+	-	-	+	+	-	+	-	+	+	+	-/+	+	+	+	+	+	+	+	+	+	-	Site 1154 is wholly within Sculthorpe airfield - Plan B safeguarding area. The site is within an area of Outstanding Natural Beauty and development would result in a loss of grade 3 agricultural land. The site is adjacent to a narrow (single car width) track road which would have negative impacts for highways and access. The site is inappropriately large in scale for a rural village.	The site is close to services but there is no footpath on Delgate Lane. Brancaster Staithe and Burnham Deepdale are within the designated Area of Outstanding Natural Beauty. The site is part of a large agricultural field to the south of the settlement and any development would appear visually intrusive in the landscape and consequently is likely to have a negative impact on the AONB designation. Development would result in the loss of productive agricultural land (grade 3). In terms of vehicular access, NCC Highways Authority consider that the road is narrow and unsuitable to cater for further development. The junction onto the A149 has poor visibility and alignment and cannot be improved without requirement of third party land.	1
1155	-/+	-	-	+/-	+	-	+	-	-/+	+	+	-/+	+	+	+	+	+	+	+	+	+	-	Site 1155 is wholly within Sculthorpe Airfield - Plan B safeguarding zone. The site is within an area of Outstanding Natural Beauty, and development would result in the loss of grade 3 Agricultural land. The site is adjacent to a narrow (single car width) track road which would have negative impacts for highways and access. There is a small power station on the site, and slopes from west to east upwards, both of which may impact upon any development. The site is inappropriately large in scale for a rural village.	The site is close to services but there is no footpath on Delgate Lane. Brancaster Staithe and Burnham Deepdale are within the designated Area of Outstanding Natural Beauty. The site is part of a large agricultural field to the south of the settlement and any development would appear visually intrusive in the landscape and consequently is likely to have a negative impact on the AONB designation. Development would result in the loss of productive agricultural land (grade 3). In terms of vehicular access, NCC Highways Authority consider that the road is narrow and unsuitable to cater for further development. The junction onto the A149 has poor visibility and alignment and cannot be improved without requirement of third party land.	1

Site Ref	Availability			Achievability		Deliverable/Developable									
	Proposed use (owner/agent)	Availability	Accept/reject	Market assessment	cost assessment	Density	Area available (Gross)	Developable Area (Net)	Site capacity	Settlement Guide Number of Dwellings	0-5 years	6-10 years	11-15 years	notes	total
G13.2	Housing	Site proposed by agent on behalf of landowner therefore considered to be available	1	H	L						10			SAD allocation for 10 dwellings	10
183	Housing	Site proposed by agent on behalf of landowner therefore considered to be available	1	H	L									Allocated as G13.2 within the SAD	0
267	housing	Site proposed by landowner therefore considered to be available	1	H	L	24.0	0.79	0.71	17	11			11	Could come forward as a potential housing site after the current plan period, 2026	11
BRS 01	Housing - affordable, s/o, rent to home buy, possibly open market - 11 dwellings minimum in 6-10 years, 23 maximum in 11-18 years	Site proposed by landowner therefore considered to be available	1	H	M	24.0	0.38	0.38	9	6	6				6
721	none stated	Owner has requested omission of the site	0	H	L										0
1154	Housing	Site proposed by landowner therefore considered to be available	1	H	L										0
1155	Housing	Site proposed by landowner therefore considered to be available	1	H	L										0

Site Ref	Basic Site Information					Suitability Stage 1																
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome?	Accept/reject
1156	Brancaster	Burnham Deepdale	KRSC	Agricultural	Land off A149, opposite Whiteway Road in Burnham Deepdale	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement boundary.	N/A	1
1157	Brancaster	Burnham Deepdale	KRSC	Agricultural	Land off A149 in Burnham Deepdale	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement boundary.	N/A	1
1158	Brancaster	Burnham Deepdale	KRSC	Agricultural	Land off Whiteway Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement boundary.	N/A	1
1159	Brancaster	Brancaster Staithe	KRSC	House with garden/yard	Land off Town Lane (private road) and adjacent to Cherry Trees	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. All of site is within settlement.	N/A	1
G17.1	Burnham Market	Burnham Market	KRSC	Farmland	Land north of North Street	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1
145	Burnham Market	Burnham Market	KRSC	Farmland	Land north of North Street	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1

Suitability Stage 2																									
Site Ref	Scale of development	Brownfield / Greenfield	Safeguarded areas	Height / Shape	Historic environment	Impact on highways	Impact on services	AONB	Major utilities	Environmental designations	TPO	Biodiversity	Landscape / townscape	HSE Hazard	Proximity to pollution	Amenity	loss of community facility / open space	walking / cycling access to services	Access to open space	Public Right of Way / Bridleway	employment land	Agricultural land	Summary of constraints	Can constraints be overcome?	Accept/reject
1156	-/+	-	-	+	-	+/-	+	-	+	+	+	-/+	+	+	+	+/-	+	+/-	+	+	+	-	Site 1156 is wholly within Sculthorpe Airfield - Plan B safeguarding zone. The site is within an Area of Outstanding Natural Beauty and also part of Norfolk Heritage Coast. Development on the site would result in loss of grade 4 agricultural land. Site has telephone wires and a stone wall along some edges. Adjacent to a narrow, busy road which would negatively impact on access, highways and amenity. The site is inappropriately large in scale for a rural village.	Site is located at the eastern edge of Burnham Deepdale, north of the A149. There is walking access to services. Development will result in the loss of agricultural land (grade 3/4). Brancaster Staithe and Burnham Deepdale are within the designated Area of Outstanding Natural Beauty (AONB). The site is a smaller part of a large field and is fairly exposed in its position with good views into and out of the site towards the undeveloped coastline and wider countryside. It is considered that development in this location would be visually intrusive in the landscape and would have a negative impact on the AONB designation. The site is within the area designated as Heritage Coast which applies to scenic, undeveloped coastline and therefore any development would have a negative impact on this designation.	1
1157	-/+	-	-	+	+	+/-	+	-	+	+	+	-/+	+	+	+	+/-	+	+/-	+	+	+	-	Site 1157 is wholly within Sculthorpe Airfield - Plan B safeguarding zone. The site is within an Area of Outstanding Natural Beauty and development would also result in the loss of grade 3 agricultural land. Site is adjacent to a narrow, busy road which could impact negatively on access, highways and amenity.	Site is located at the eastern edge of Burnham Deepdale, south of the A149. There is walking access to services. Development would result in the loss of agricultural land (grade 3) Brancaster Staithe and Burnham Deepdale are within the designated Area of Outstanding Natural Beauty (AONB). The site is a smaller part of a large field and is fairly exposed in its position with good views into and out of the site towards the wider countryside. It is considered that development in this location would be visually intrusive in the landscape and would have a negative impact on the AONB designation. The site is immediately adjacent to the area designated as Heritage Coast which applies to scenic, undeveloped coastline and therefore any development could potentially have a negative impact on this designation.	1
1158	-/+	-	-	+	+	+/-	+	-	+	+	+	-/+	+	+	+	+/-	+	-	+	+	+	-	Site 1158 is wholly within Sculthorpe Airfield - Plan B safeguarding zone. The site is within an Area of Outstanding Natural Beauty and development would also result in the loss of grade 3 agricultural land. Site is adjacent to a narrow, fast road which may impact negatively on access, highways and amenity.	The site is located at the eastern edge of Burnham Deepdale and south of the A149. Site is accessible via Whiteway Lane but there are no footpaths to services. Development would result in the loss of agricultural land (grade 3). Brancaster Staithe and Burnham Deepdale are within the designated Area of Outstanding Natural Beauty (AONB). The site is a smaller part of a large field and is fairly exposed in its position with good views into and out of the site towards the wider countryside. It is considered that development in this location would be visually intrusive in the landscape and is likely to have a negative impact on the AONB designation.	1
1159	-/+	-/+	+	+	+	-	+	-	+	+	+	-/+	+	+	+/-	+	+	-	+	+	+	+	Site 1159 is wholly within an Area of Outstanding Natural Beauty. Whilst designated Grade 2 Ag. Land, development would not result in the loss of agricultural land as it is not currently in agricultural use. A number of metal structures on the site may have resulted in contamination and there are telephone/electricity poles along the northern edge. Site is down a narrow, unpaved track (classed as a private road) which would negatively impact on access and highways.	The site is a dwelling and its garden, and the local highways authority would object.	0
G17.1	-/+	-	-	-/+	-/+	-/+	+	-	+	+	+	-/+	-/+	+	+	+	+	+	+	+	+	+	Site 145 is a greenfield site which is wholly within the AONB and is therefore unsuitable for major development. The site is inappropriately large in scale. Access to the western part of the site is established, shared with other development but is not ideal due to poor visibility. The site is moderately sloping. The site is within the Sculthorpe airfield safeguarding area. The site is immediately adjacent to Burnham Market Conservation Area. Any development would encroach on the countryside and the AONB, however the sloping nature of the site reduces the visual impact on the countryside and the site is bordered to the west, south and east by development. The site is grade 4 agricultural land. Development may result in a loss of hedgerow and/or impact on biodiversity. The site is inappropriately large in scale.	The scheme will deliver a new village car park which will benefit the community and the site is centrally located. Development will result in a loss of agricultural land (grade 4) which is of lower quality than the majority of agricultural land surrounding settlements identified for growth but the land is currently used for arable farming. Site topography is gently sloping which may have an impact on drainage and site design. The site is adjacent to Burnham Market Conservation Area, although is not openly visible from the village centre. New development in this location would require sensitive planning and design to mitigate potential adverse impacts. The site is within the Area of Outstanding Natural Beauty but is less visible from outlying areas and the village than some other options for development located outside the development boundary.	1
145	-/+	-	-	-/+	-/+	-/+	+	-	+	+	+	-/+	-/+	+	+	+	+	+	+	+	+	+	Site 145 is a greenfield site which is wholly within the AONB and is therefore unsuitable for major development. The site is inappropriately large in scale. Access to the western part of the site is established, shared with other development but is not ideal due to poor visibility. The site is moderately sloping. The site is within the Sculthorpe airfield safeguarding area. The site is immediately adjacent to Burnham Market Conservation Area. Any development would encroach on the countryside and the AONB, however the sloping nature of the site reduces the visual impact on the countryside and the site is bordered to the west, south and east by development. The site is grade 4 agricultural land. Development may result in a loss of hedgerow and/or impact on biodiversity. The site is inappropriately large in scale.	The scheme will deliver a new village car park which will benefit the community and the site is centrally located. Development will result in a loss of agricultural land (grade 4) which is of lower quality than the majority of agricultural land surrounding settlements identified for growth but the land is currently used for arable farming. Site topography is gently sloping which may have an impact on drainage and site design. The site is adjacent to Burnham Market Conservation Area, although is not openly visible from the village centre. New development in this location would require sensitive planning and design to mitigate potential adverse impacts. The site is within the Area of Outstanding Natural Beauty but is less visible from outlying areas and the village than some other options for development located outside the development boundary.	1

Site Ref	Availability			Achievability		Deliverable/Developable								total	
	Proposed use (owner/agent)	Availability	Accept/reject	Market assessment	cost assessment	Density	Area available (Gross)	Developable Area (Net)	Site capacity	Settlement Guide Number of Dwellings	0-5 years	6-10 years	11-15 years		notes
1156	Housing	Site proposed by landowner therefore considered to be available	1	H	L										0
1157	Housing	Site proposed by landowner therefore considered to be available	1	H	L										0
1158	Housing	Site proposed by landowner therefore considered to be available	1	H	L										0
1159	Housing	Site proposed by landowner therefore considered to be available	1	H	L										0
G17.1	residential and car park and associated facilities to serve whole village.	Site proposed by landowner therefore considered to be available	1	H	L						32			SAD allocation for 32 dwellings	32
145	residential and car park and associated facilities to serve whole village.	Site proposed by landowner therefore considered to be available	1	H	L									Allocated as G17.1 within the SAD	0

	0-5 years	6-10 years	11-15 years	Total
Burnham Market	32	29	19	80

Site Ref	Basic Site Information					Suitability Stage 1																
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome?	Accept/reject
673	Burnham Market	Burnham Market	KRSC	Meadow	Land at Church Walk / Docking Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1
827	Burnham Market	Burnham Market	KRSC	Agricultural	Crabbe Hall Farm, Joan Shorts Lane	+	-/+	-/+	+	+	+	+	+	+	+	+	+	+	+	Site partially constrained by fluvial flooding. Roughly half of the site within fluvial flood zone 3	Remaining developable area unconstrained.	1
852	Burnham Market	Burnham Market	KRSC	Agricultural	Land south of Station Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.	N/A	1
919	Burnham Market	Burnham Market	KRSC	Farm Yard	Walkers Yard, Creake Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Large portion of site within proposed development boundary remainder within 25m of settlement.	N/A	1
920	Burnham Market	Burnham Market	KRSC	Village Hall	Village Hall Site, Beacon Hill Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Site wholly within Development Boundary.	N/A	1
921	Burnham Market	Burnham Market	KRSC	Allotment Gardens	Allotment Gardens, Creake Road,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Site wholly within Development Boundary.	N/A	1
922	Burnham Market	Burnham Market	KRSC	Agricultural	Land South of 18 Walkers Close, Creake Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1

Suitability Stage 2																									
Site Ref	Scale of development	Brownfield / Greenfield	Safeguarded areas	Height / Shape	Historic environment	Impact on highways	Impact on services	AONB	Major utilities	Environmental designations	TPO	Biodiversity	Landscape / townscape	HSE Hazard	Proximity to pollution	Amenity	loss of community facility / open space	walking / cycling / access to services	Access to open space	Public Right of Way / Bridleway	employment land	Agricultural land	Summary of constraints	Can constraints be overcome?	Accept/reject
673	+	-	-	-/+	+	-/+	+	-	+	+	+	-	-/+	+	+	+	+	+	+	+	+	+	Site 673 is a greenfield site which is wholly within the AONB and is therefore unsuitable for major development. The site is at the edge of the existing village, however, there is residential development on the opposite side of Docking Road and the site is bordered by hedgerow which to some extent mitigates the impact on the landscape. Development would result in a loss of grade 4 agricultural land. Development may result in a loss of hedgerow and/or impact on biodiversity. The site is within the Sculthorpe airfield safeguarding area. The impact on highways would depend on the design of the scheme as the site has constraints in terms of visibility and access. The western edge of the site may be too narrow to accommodate development.	Site is located at the western edge of the village and is within walking distance to services. The site has constraints in terms of visibility and access (NCC comments Issues and Options consultation) as the current access opens out onto a convergence of 4 roads. It is a long tapered site which would be more appropriate for frontage development however this would result in the loss of established hedgerow and could have a negative impact on the landscape and approach to Burnham Market from the east. Development will result in a loss of agricultural land (grade4) which is of lower quality than the majority of agricultural land surrounding settlements identified for growth	1
827	-/+	-/+	-	+	-/+	-/+	+	-	+	-/+	-/+	+	+	+	+	+	+	+	+	+	+	+	Site 827 comprises agricultural buildings and residential development but the majority is greenfield land. Partially within conservation area. The part of site not at risk of flooding encroaches into the countryside and would have a negative impact on the AONB.	Site partially constrained by fluvial flooding. Roughly half the site in fluvial flood zone 3. It is considered that the negative impact on the landscape and AONB cannot be mitigated due to the exposed position of the site at the edge of the settlement.	0
852	-/+	-	-	+	+	-/+	+	-	+	-/+	-	+	+	+	+	+	+	+	+	+	+	+	Site 852 is a greenfield site used for agriculture which is wholly within the AONB and therefore unsuitable for major development. The site is poorly related to the settlement as it is set behind existing development. The Highways authority have expressed concern about access. Development would encroach on the countryside.	It is considered that the negative impact on the landscape and AONB cannot be mitigated due to the exposed position of the site at the edge of the settlement.	0
919	-/+	+	-	+	+	+	+	-	+	+	+	-/+	-/+	+	+	+	+	+	+	+	+	-/+	Site 919 is wholly within the AONB meaning major development would not be suitable. Site is inappropriately large in scale for minor development. The site contains used and unused agricultural buildings, some with historical and architectural merit. Issue of relocating used agricultural building if surrounding barns were converted. The site is within Sculthorpe airfield safeguarding area. Possible landscape and biodiversity impact. Small part of site outside built environment boundaries. Possible biodiversity impact (wildlife in unused buildings). Site considered favourably by Highways Authority. Access should be made onto Creake Road. Local improvement works to John Short's Lane need to be undertaken.	Site is located to the east of Creake Road and is within walking distance to services. Access could be made onto Creake Road with improvements to footways and to Joan Shorts Lane recommended by NCC Highway Authority. Development will result in a loss of agricultural land (grade 4) which is of lower quality than the majority of agricultural land surrounding settlements identified for growth but the land is currently used for arable farming. Development would also result in the loss of some agricultural units with some buildings redeveloped for use as housing. Proposal indicates new site and potential layout for G.P Surgery and would provide a footpath on the east of Creake Road of benefit to the local community. Development of the site would result in an encroachment into the landscape and could have a negative impact on the Area of Outstanding Natural Beauty as the site is highly visible on the approach from Joan Shorts Lane. However, the site is not isolated in its position and is would be viewed from a distance in the context of the existing built up area of the settlement. The site is prominent on the south eastern edge of the Burnham Market Conservation Area therefore it could be difficult to develop the site without harming the heritage designation. Part of the site is within the development boundary, so would not require allocation.	1
920	+	-/+	-	+	+	-/+	+	-	+	+	+	+	+	+	+	+	-	+	+	+	+	+	Site 920 is a partially developed site which is wholly within the AONB and is therefore unsuitable for major development. The site is within Sculthorpe airfield safeguarding area. The Village Hall is currently located on the site. If the site were to be developed for housing this would result in a loss of a community facility.	The site is within the built environment boundary, therefore would not require allocation. If village hall were removed, a community building with similar function would need to be provided within the village. Any development would need to be sensitive to the setting of the AONB. Consultation with authorities concerning the airfield will be required. Access should be made onto Beacon Hill Road. Local improvement works to the footways need to be improved.	1
921	-/+	-	-	+	+	-/+	+	-	+	+	+	-/+	-/+	+	+	+	-	+	+	+	+	+	Site 921 is a greenfield site used for allotments which is wholly within the AONB and is therefore unsuitable for major development. Development of the site would result in a loss of allotments and open land in the village which may have a negative impact on the townscape. The site is within Sculthorpe airfield safeguarding area. Possible biodiversity impact.	The site is within the built environment boundary, therefore would not require allocation. Part of the land could be retained as open space and/or allotments, this would minimise the impact on the landscape/townscape. Otherwise alternative allotment land would need to be identified within the village. Any scheme would have to be sensitive to the setting of the AONB. Further consultation with Norfolk County Council landscape officer required. An ecology survey may be required. Consultation with authorities concerning the airfield will be required. Access should be made onto Beacon Hill Road. Local improvement works to the footways needed.	1
922	+	-	-	+	+	-/+	+	-	+	+	+	-/+	-/+	+	+	+	+	+	+	+	+	-	Site 922 is a small greenfield site which is wholly within the AONB and is therefore unsuitable for major development. Site is grade 3 agricultural land. Development on the site would encroach on the AONB, however the site is surrounded by development to the north and west and due to its size and position would only result in a small extension of the frontage along Creake Road, which is not considered a significant intrusion into the landscape. The site is within Sculthorpe airfield safeguarding area.	Site is located at the southern edge of the village and would represent a small extension to development on Creake Road mirroring development on the opposite side of the road. Development would be visible in the landscape but is slightly screened by hedgerow on the southern approach and would be viewed against a backdrop of existing development. The site is within walking distance to village services but is further from the village centre than alternative options. Development will result in a loss of agricultural land (grade 3) which is higher quality than most options and the land is currently part of a large agricultural field. There are no known heritage issues.	1

Site Ref	Availability			Achievability			Deliverable/Developable							total	
	Proposed use (owner/agent)	Availability	Accept/reject	Market assessment	cost assessment	Density	Area available (Gross)	Developable Area (Net)	Site capacity	Settlement Guide Number of Dwellings	0-5 years	6-10 years	11-15 years		notes
673		Site proposed by landowner therefore considered to be available	1	H	L	24.0	0.61	0.55	13	12			12	Site is outside of the SAD development boundary. Could potentially come forward as a housing site after the current plan period, 2026.	12
827	Housing, 100 dwellings	Site proposed by landowner therefore considered to be available	1	H	L										0
852	Housing, 150-200 dwellings	Site proposed by landowner therefore considered to be available	1	H	L										0
919	Housing, 10-20 dwellings	Site proposed by agent on behalf of landowner therefore considered to be available	1	H	M	24.0	1.15	1.03	24	12		12		12	
920	Housing, 8 dwellings	Site proposed by agent on behalf of landowner therefore considered to be available	1	H	L	24.0	0.22	0.22	5	12		5		5	
921	Housing, 30-40 dwellings	Site proposed by agent on behalf of landowner therefore considered to be available	1	H	L	24.0	1.11	1.00	24	12		12		12	
922	Housing, 4 dwellings	Site proposed by agent on behalf of landowner therefore considered to be available	1	H	L	24.0	0.31	0.31	7	12			7	Site is outside of the SAD development boundary. Could potentially come forward as a housing site after the current plan period, 2026.	7

Site Ref	Basic Site Information					Suitability Stage 1																
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome?	Accept/reject
923	Burnham Market	Burnham Market	KRSC	Agriculture	Land at junction of Joan Shorts Lane & Creake Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1
1021	Burnham Market	Burnham Market	KRSC	none stated	Land to the South of Sunnymead Whiteway Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1

Suitability Stage 2																									
Site Ref	Scale of development	Brownfield / Greenfield	Safeguarded areas	Height / Shape	Historic environment	Impact on highways	Impact on services	AONB	Major utilities	Environmental designations	TPO	Biodiversity	Landscape / townscape	HSE Hazard	Proximity to pollution	Amenity	loss of community facility / open space	walking / cycling access to services	Access to open space	Public Right of Way / Bridleway	employment land	Agricultural land	Summary of constraints	Can constraints be overcome?	Accept/reject
923	-/+	-	-	+	-/+	+	+	-	+	+	+	-/+	-/+	+	+	+	+	+	+	+	+	+	<p>Site 923 is a greenfield site which is wholly within the AONB and is therefore unsuitable for major development. Site is inappropriately large in scale for minor development. The site is immediately adjacent to the Conservation Area. Any development would encroach into the countryside and the AONB, however, the site is surrounded by development to the north, south and west, therefore it is not considered to be significant intrusion into the countryside. The site is within Sculthorpe airfield safeguarding area. Possible biodiversity impact. Site considered favourably by Highways Authority. Access should be made onto Creake Road. Local improvement works to John Short's Lane need to be undertaken.</p>	<p>Site is located to the east of Creake Road and is within walking distance to services. Access could be made onto Creake Road with improvements to footways and to Joan Shorts Lane recommended by NCC Highway Authority. Development will result in a loss of agricultural land (grade 4) which is of lower quality than the majority of agricultural land surrounding settlements identified for growth but the land is currently used for arable farming. Development would also result in the loss of some agricultural units with some buildings redeveloped for use as housing. Proposal indicates new site and potential layout for G.P Surgery and would provide a footpath on the east of Creake Road of benefit to the local community. Development of the site would result in an encroachment into the landscape and could have a negative impact on the Area of Outstanding Natural Beauty as the site is highly visible on the approach from Joan Shorts Lane. However, the site is not isolated in its position and is would be viewed from a distance in the context of the existing built up area of the settlement. The site is prominent on the south eastern edge of the Burnham Market Conservation Area therefore it could be difficult to develop the site without harming the heritage designation.</p>	0
1021	-/+	-/+	-/+	+	+	-/+	+	-	+	+	+	-/+	-/+	+	+	+	+	+	+	+	-/+	+	<p>Site 1021 is predominantly greenfield grade 4 agricultural land and is wholly within the AONB and therefore unsuitable for major development. Site is inappropriately large in scale for minor development. A bend in the road may obscure visibility from the access point, access would need to be made onto Whiteway Road and not Ringstead Road. Any development would encroach on the countryside and AONB. However, the site is adjacent to the built up area to the south and east and north east corner of the site is developed fronting onto Whiteway Road is already developed, therefore minor frontage development would not significantly intrude into the countryside. The site is within the Sculthorpe airfield safeguarding area. Possible biodiversity issues.</p>	<p>Site is located at the western edge of the village and is within walking distance to services. Access could be made onto Whiteway Road. The proposal is linked to an existing local employer and will generate income from the creation of holiday lets so it has some business benefits. Development will result in a loss of agricultural land (grade 4) which is of lower quality than the majority of agricultural land surrounding settlements identified for growth but the land is currently used for arable farming. The sites position on the approach to Burnham Market from the west is sensitive and any development may have a negative impact on the Area of Outstanding Natural Beauty designation. A planning application on the site and associated correspondence and documentation has revealed potential heritage and natural environment impacts.</p>	0

Site Ref	Availability			Achievability		Deliverable/Developable									
	Proposed use (owner/agent)	Availability	Accept/reject	Market assessment	cost assessment	Density	Area available (Gross)	Developable Area (Net)	Site capacity	Settlement Guide Number of Dwellings	0-5 years	6-10 years	11-15 years	notes	total
923	Housing (20+ dwellings) / Leisure	Site proposed by agent on behalf of landowner therefore considered to be available	1	H	L										0
1021	Housing	Site proposed by agent on behalf of landowner therefore considered to be available	1	H	L										0

Site Ref	Basic Site Information					Suitability Stage 1															summary of constraints	Can constraints be overcome?	Accept/reject
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens				
791	Burnham Overy	Burnham Overy Staithe	RV	Greenfield / overgrown	Glebe Estate, Burnham Overy Staithe	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1
809	Burnham Overy	Burnham Overy Staithe	RV	none stated	Land at Glebe Lane	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Site wholly within Development Boundary.	N/A	1
628	Congham	Grimston	KRSC	Pasture Land	Land to the east of Congham Hall,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1
G29.2	Dersingham	Dersingham	KRSC	Cottages with gardens	80 & 80a Manor Road (O.S. grid ref. 693302)	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Whilst the Site is too far from the original development boundary but we are proposing to amend this which will bring the site into consideration.	N/A	1

Suitability Stage 2																									
Site Ref	Scale of development	Brownfield / Greenfield	Safeguarded areas	Height / Shape	Historic environment	Impact on highways	Impact on services	AONB	Major utilities	Environmental designations	TPO	Biodiversity	Landscape / townscape	HSE Hazard	Proximity to pollution	Amenity	loss of community facility / open space	walking / cycling access to services	Access to open space	Public Right of Way / Bridleway	employment land	Agricultural land	Summary of constraints	Can constraints be overcome?	Accept/reject
791	-/+	-	-	+	+	-	+	-	+	+	+	-	-/+	+	+	+	+	-/+	+	+	+	+	<p>Site 791 is a greenfield site which is wholly within the AONB and therefore unsuitable for major development. Access to the site is poor, along a narrow unadopted road. There are no footpaths to services. Development could impact on the landscape by encroaching into the countryside, however the site has development to its north and west and is screened by a hedgerow, therefore it is considered that there it would not cause a significant adverse impact on the landscape. The site is within the Sculthorpe airfield safeguarding area. Potential impact on biodiversity. Site is outside built environment boundaries. Allocation of site would result in loss of Grade 4 agricultural land.</p>	Site is at the south eastern edge of the village and is within walking distance of the limited central village services. Development will result in a loss of agricultural land (grade 4). Access to the site is via Glebe Lane which is an un-adopted road and is a single lane unpaved track. Norfolk County Council Highway Authority indicated highway concerns and would object to development of more than two dwellings. Site is not at risk of flooding (flood zone 1) and there is no known heritage or natural environment issues. The site is screened from the surrounding countryside by established hedgerow. The site is within the Area of Outstanding Natural Beauty. Developing the site is not considered to provide community & social benefit if the site were only to provide one home	0
809	-/+	-	-	+	-/+	-	+	-	+	+	+	-/+	+	+	+	+	+	-/+	+	+	+	+	<p>809 is a combination of three separate site within close proximity. All three sites are within the AONB therefore major development is unsuitable. The north western site is immediately adjacent to the Conservation Area. The access to all three sites is poor along a narrow unadopted road. There are no footpaths to services. The sites are currently overgrown and therefore there may be issues relating to the loss of mature trees, hedgerows and impact on biodiversity. The sites are within the Sculthorpe airfield safeguarding area.</p>	The sites are within the current development boundary, therefore minor development is acceptable in principle. Consultation with Highways Agency and airfield authorities required. An ecology report and tree survey may be required. Any scheme would need to be sensitive to the townscape to minimise impact on the Conservation Area and the AONB by consideration of design, layout and height of development.	1
628	+/-	-	+	+	+	+/-	+	+	+	-	-	+/-	-	+	+	-	-	-	+	-	+	+	<p>Site 628 is a greenfield site adjacent to historic parkland. There is a public right of way across the site and group and individual Tree Preservation Orders which could impact on development along the frontage of the site. To the rear of the site is a cricket field - the site offers public views of this amenity. Development would have an adverse impact on the existing landscape and result in a loss of views of publicly accessible open space. The site is within the Gaywood River Catchment Project Area.</p>	The loss of views of the cricket pitch and the negative impact on the landscape are considered key constraints which cannot be overcome.	0
G29.2	+	+/-	+	+	+/-	-	+	+	+	+	+	+/-	-	+	+	+	+	+/-	+	+	+	+	<p>The site is a mixed use site containing cottages and greenfield paddocks and small outbuildings enclosed by a historic wall. The site is in a sensitive setting next to a Grade 1 listed church and adjacent to an area designated as a scheduled Ancient Monument. The site is separated from residential areas and as such is fairly distant from the central services but it is adjacent to some small business units. Access to the site may be an issue as it is immediately adjacent to a junction and visibility is obscured by the walls and a bend. Possible biodiversity issues.</p>	Site is distant from central services but is immediately adjacent to the doctors' surgery and small complex of businesses, the church and is close to two pubs. Whilst Norfolk County Council Highways Authority previously objected to development of the site on access grounds, the landowner has since proposed an alternative access point through the St. Nicholas Court. The site is in a prominent position in the newly designated Dersingham Conservation Area, opposite the Grade 1 Listed Church of St Mary and the walled yard is referred to in the accompanying character statement which suggests it was once part of the complex of Manor Farm. The site currently houses a few outbuildings and a grassed area used for pasture which is enclosed by an attractive low old brick wall. The scale, design, height and layout of development is crucial to determining the impact on heritage and landscape, but it is considered possible to protect and enhance the setting of the conservation area by creating a sensitively designed single storey development making the best use of land in this otherwise fairly untidy plot. The site is not subject to flood risk (zone 1). Development would result in the loss of grade 4 agricultural land, which is a lesser quality than most undeveloped land in the Borough.	1

Site Ref	Availability			Achievability		Deliverable/Developable								total	
	Proposed use (owner/agent)	Availability	Accept/reject	Market assessment	cost assessment	Density	Area available (Gross)	Developable Area (Net)	Site capacity	Settlement Guide Number of Dwellings	0-5 years	6-10 years	11-15 years		notes
791	Housing, 5 dwellings	Site proposed by landowner therefore considered to be available	1	H	L										0
809	none stated	Site proposed by agent on behalf of landowner therefore considered to be available	1	H	L	24.0	1.15	1.03	25	5		5			5
628	Housing	Site proposed by landowner therefore considered to be available	0	H	L										0
G29.2	Housing	Site proposed by agent on behalf of landowner therefore considered to be available	1	H	L						10			SAD allocation for 10 dwellings	10

	0-5 years	6-10 years	11-15 years	Total
Burnham Overy	0	5	0	5

	0-5 years	6-10 years	11-15 years	Total

Site Ref	Basic Site Information					Suitability Stage 1																
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome?	Accept/reject
455	Dersingham	Dersingham	KRSC	Cottages with gardens	80 & 80a Manor Road (O.S. grid ref. 693302)	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Whilst the Site is too far from the original development boundary but we are proposing to amend this which will bring the site into consideration.	N/A	1
G29.1	Dersingham	Dersingham	KRSC	Disused allotments	Doddshill Road, north side (O.S. grid ref. 696301)	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1

Suitability Stage 2																									
Site Ref	Scale of development	Brownfield / Greenfield	Safeguarded areas	Height / Shape	Historic environment	Impact on highways	Impact on services	AONB	Major utilities	Environmental designations	TPO	Biodiversity	Landscape / townscape	HSE Hazard	Proximity to pollution	Amenity	loss of community facility / open space	walking / cycling access to services	Access to open space	Public Right of Way / Bridleway	employment land	Agricultural land	Summary of constraints	Can constraints be overcome?	Accept/reject
455	+	+/-	+	+	+/-	-	+		+	+	+	+/-	-	+	+	+	+	+/-	+	+	+	+	<p>Site 455 is a mixed use site containing cottages and greenfield paddocks and small outbuildings enclosed by a historic wall. The site is in a sensitive setting next to a Grade 1 listed church and adjacent to an area designated as a scheduled Ancient Monument. The site is separated from residential areas and as such is fairly distant from the central services but it is adjacent to some small business units. Access to the site may be an issue as it is immediately adjacent to a junction and visibility is obscured by the walls and a bend. Possible biodiversity issues.</p>	<p>Site is distant from central services but is immediately adjacent to the doctors' surgery and small complex of businesses, the church and is close to two pubs. Whilst Norfolk County Council Highways Authority previously objected to development of the site on access grounds, the landowner has since proposed an alternative access point through the St. Nicholas Court. The site is in a prominent position in the newly designated Dersingham Conservation Area, opposite the Grade 1 Listed Church of St Mary and the walled yard is referred to in the accompanying character statement which suggests it was once part of the complex of Manor Farm. The site currently houses a few outbuildings and a grassed area used for pasture which is enclosed by an attractive low old brick wall. The scale, design, height and layout of development is crucial to determining the impact on heritage and landscape, but it is considered possible to protect and enhance the setting of the conservation area by creating a sensitively designed single storey development making the best use of land in this otherwise fairly untidy plot. The site is not subject to flood risk (zone 1). Development would result in the loss of grade 4 agricultural land, which is a lesser quality than most undeveloped land in the Borough.</p>	1
G29.1	+	-	+	+	+	+	+		+	+	+	+/-	+/-	+	+	+	+	+/-	+	+	+	+	<p>Site 456 is a greenfield site currently used for pasture, chickens and allotments with some small outbuildings. The site is slightly distant from convenience services and is slightly separated from the main residential area of Dersingham, however the site is adjacent to housing to the south and east. Development may have an adverse impact on the landscape as the site is surrounded by countryside to the west and north. Local improvement works would need to be carried out including footpath extensions, junction improvements and road widening.</p>	<p>Site is distant from central services but is within walking distance of the primary school, doctors surgery and small complex of businesses, church and two pubs. Whilst the surrounding road network is fairly narrow with some blind bends, Norfolk County Council Highways Authority would not oppose development of the site on highways grounds and suggest improvements could be made. The site is immediately adjacent to Dersingham Conservation Area on the western boundary but due to the raised topography of the land at the boundary of the site it is not visible from the majority of the Conservation Area. The site is not subject to flood risk (zone 1). Development would result in the loss of grade 4 agricultural land, which is a lesser quality than most undeveloped land in the Borough, and the site is currently used as a mix of pasture and allotments. The ecology of the site will require investigation to understand potential implications on biodiversity and potential mitigation measures</p>	1

Site Ref	Availability			Achievability		Deliverable/Developable									
	Proposed use (owner/agent)	Availability	Accept/reject	Market assessment	cost assessment	Density	Area available (Gross)	Developable Area (Net)	Site capacity	Settlement Guide Number of Dwellings	0-5 years	6-10 years	11-15 years	notes	total
455	Housing	Site proposed by agent on behalf of landowner therefore considered to be available	1	H	L									Allocated as G29.2 within the SAD	0
G29.1	Housing	Site proposed by agent on behalf of landowner therefore considered to be available	1	H	L						20			SAD allocation for 20 dwellings	20

Dersingham	30	28	0	58
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Site Ref	Basic Site Information					Suitability Stage 1																
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome?	Accept/reject
456	Dersingham	Dersingham	KRSC	Disused allotments	Doddshill Road, north side (O.S. grid ref. 696301)	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1
793	Dersingham	Dersingham	KRSC	Doctors Surgery	Dersingham Surgery, Saxonway, Dersingham	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.	N/A	1
DER 08	Dersingham	Dersingham	KRSC	none stated	Senter's Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.	N/A	1
DER 17	Dersingham	Dersingham	KRSC	none stated	Chapel Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.	N/A	1
DER 21	Dersingham	Dersingham	KRSC	none stated	Hunstanton Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.	N/A	1
687	Docking	Docking	KRSC	Car Park area	Car Park land to Pilgrims Reach, High Street	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Site wholly within Development Boundary.	N/A	1
856	Docking	Docking	KRSC	Agriculture	Land off Stanhoe Road,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1
857	Docking	Docking	KRSC	Agriculture	Land off Woodgate Way,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1

Suitability Stage 2																									
Site Ref	Scale of development	Brownfield / Greenfield	Safeguarded areas	Height / Shape	Historic environment	Impact on highways	Impact on services	AONB	Major utilities	Environmental designations	TPO	Biodiversity	Landscape / townscape	HSE Hazard	Proximity to pollution	Amenity	loss of community facility / open space	walking / cycling access to services	Access to open space	Public Right of Way / Bridleway	employment land	Agricultural land	Summary of constraints	Can constraints be overcome?	Accept / reject
456	+	-	+	+	+	+	+		+	+	+	+/-	+/-	+	+	+	+	+/-	+	+	+	+	Site 456 is a greenfield site currently used for pasture, chickens and allotments with some small outbuildings. The site is slightly distant from convenience services and is slightly separated from the main residential area of Dersingham, however the site is adjacent to housing to the south and east. Development may have an adverse impact on the landscape as the site is surrounded by countryside to the west and north. Local improvement works would need to be carried out including footpath extensions, junction improvements and road widening.	Site is distant from central services but is within walking distance of the primary school, doctors surgery and small complex of businesses, church and two pubs. Whilst the surrounding road network is fairly narrow with some blind bends, Norfolk County Council Highways Authority would not oppose development of the site on highways grounds and suggest improvements could be made. The site is immediately adjacent to Dersingham Conservation Area on the western boundary but due to the raised topography of the land at the boundary of the site it is not visible from the majority of the Conservation Area. The site is not subject to flood risk (zone 1). Development would result in the loss of grade 4 agricultural land, which is a lesser quality than most undeveloped land in the Borough, and the site is currently used as a mix of pasture and allotments. The ecology of the site will require investigation to understand potential implications on biodiversity and potential mitigation measures	1
793	+	+	+	+	+	+	+		+	+	+/-	+	+	+	+	+	-	+	+	+	-	+	The entrance to site 793 is bordered by a protected area of trees. The site is a former doctors surgery. The site is currently being redeveloped as an employment site (telecommunications centre) therefore this site is not currently suitable for housing, however the site could come forward for housing in the later part of the plan period.	The site is within the built environment boundary, therefore would not require allocation.	1
DER 08	+	-	+	+	+	+/-	+		+	+	+	+/-	+	+	+	+	+	+	+	+	+	+	Site DER 08 comprises a house, garden and paddocks. Access is off an unadopted road which is shared with other households and may be a constraint depending on the size of the scheme. Possible biodiversity issues.	The site is within the built environment boundary, therefore would not require allocation. Opinion from Norfolk County Council highways officer has been sought. An ecology report may be required.	1
DER 17	+	+	+	+	+	+	+		+	+	+	+	+	+	+/-	+	+	+	+	+	-	+	Site DER 17 is a brownfield site which currently operates as a small car sales business. Redevelopment of the site for housing would result in a loss of employment land, although this would be minimal as the operation is small. The site used to be a petrol station and has three underground tanks filled with slurry on site.	The site is within the built environment boundary, therefore would not require allocation. Underground tanks would need to be removed. Redevelopment may be possible considering the viability of the business use.	1
DER 21	+	+	+	+	+	+	+		+	+	+	+	+	+	+/-	+	+	+	+	+	-	+	Site DER 21 is a brownfield site which currently operates as a small car sales business therefore redevelopment may result in a loss of employment, although this would be minimal as the operation is small. There may be contamination.	The site is within the built environment boundary, therefore would not require allocation. Contamination would require investigation. Redevelopment may be possible considering the viability of the business use.	1
687	+	+/-	-	+	-	+/-	+		+	+	+	+	+/-	+	+	+	+	+	+	+	+	+	Site 687 is a small site which is currently fenced off and not visible. The site is wholly within the Conservation Area, therefore the impact on the historic environment and townscape would be a key consideration in any application. Awaiting comments from NCC highways. Access to the site is poor with limited visibility due to existing buildings and a narrow entry which is already used by existing properties. The site is within Sculthorpe airfield safeguarding area.	The site has potential for housing but this is dependant upon access and policy constraints. Development would have to be sensitive to the setting of the Conservation Area. The site is within Built Environment type B and therefore is protected from development at this point.	1
856	+	-	-	+	+/-	+/-	+		+	+	+	+/-	+/-	+	+	+	+	+	+	+	+	-	Site 856 is a greenfield site used for agriculture. There is not an established access in the vicinity of the site, and insertion of an access would result in the loss of hedgerow. Local improvement works would need to be carried out including footpath extensions and road widening. The site is adjacent to the Conservation Area. The site is within Sculthorpe airfield safeguarding area. The site is grade 3 agricultural land.	The site is a smaller part of a larger agricultural field which is currently used for arable farming. The site is classified as agricultural land (grade 3) and any development will result in a loss of good quality agricultural land. The site is at the eastern edge of the village and there are footpaths available on the opposite side of Stanhoe Road to enable people to walk to local services. Highway access could be achieved onto Stanhoe Road. The edge of village location means the site is less well integrated with existing development and any new housing in this location would begin to encroach into the countryside. There is no evidence that development will have a significant impact on heritage designations or the natural environment. Some hedgerow may require removal on the southern boundary to provide access to the site.	1
857	+/-	-	-	+	+	+	+		+	+	+	+/-	+/-	+	+	+	+	+	+	+	+	-	Site 857 is a greenfield site (grade 3 agricultural land). The site has good access links via an existing residential development in Woodgate Way and from Barn Road. Whilst development will impact on the landscape, the field is small and already enclosed therefore the impact is minimised through effective screening from hedgerows. The site is within Sculthorpe airfield safeguarding area. Possible biodiversity issues.	Site is at the eastern edge of the settlement with an established access point available from Woodgate Way enabling safe vehicular and pedestrian access to services. The location of the site is peripheral but is relatively enclosed by existing field boundaries and could form a natural extension to the single story estate of Woodgate Way with minimal visual impact on the wider countryside. There is no evidence that development will have a significant impact on heritage designations or the natural environment. The site is classified as agricultural land (grade 3) and any development will result in a loss of good quality agricultural land.	1

Site Ref	Availability			Achievability			Deliverable/Developable								
	Proposed use (owner/agent)	Availability	Accept/reject	Market assessment	cost assessment	Density	Area available (Gross)	Developable Area (Net)	Site capacity	Settlement Guide Number of Dwellings	0-5 years	6-10 years	11-15 years	notes	total
456	Housing	Site proposed by agent on behalf of landowner therefore considered to be available	1	H	L									Allocated as G29.1 within the SAD	0
793	Housing, dependant upon planning permission	Site proposed by landowner therefore considered to be available	1	M	H		24.0	0.22	0.22	5	62		5	Site within the developmnet boundary so could come forward as a housing site	5
DER 08	Housing, min 1 - max 7	Site proposed by landowner therefore considered to be available	1	M	L		24.0	0.71	0.64	15	62		15	Site within the developmnet boundary so could come forward as a housing site	15
DER 17	Housing	Site proposed by landowner therefore considered to be available	1	M	H		24.0	0.14	0.14	3	62			Site not able to provide a minium of 5 dwellings	0
DER 21	Housing - min 5, max 8	Site proposed by landowner therefore considered to be available	1	M	H		24.0	0.34	0.34	8	62		8	Site within the developmnet boundary so could come forward as a housing site	8
687	Housing	Site proposed by landowner therefore considered to be available	1	H	L		24.0	0.12	0.12	3	16			Not able to accommodate a minimum of 5 dwellings	0
856	Housing	Site proposed by agent on behalf of landowner therefore considered to be available	1	H	L		24.0	0.54	0.49	12	16		12	Site is outside of the SAD development boundary. Could potentially come forward as a housing site after the current plan period, 2026.	12
857	Housing	Site proposed by agent on behalf of landowner therefore considered to be available	1	H	L		24.0	1.21	1.09	26	16		16	Site is outside of the SAD development boundary. Could potentially come forward as a housing site after the current plan period, 2026.	16

	0-5 years	6-10 years	11-15 years	Total
Docking	20	16	44	80

Site Ref	Basic Site Information					Suitability Stage 1																
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome?	Accept/reject
858	Docking	Docking	KRSC	Agriculture	Land off Fakenham Road,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1
G30.1	Docking	Docking	KRSC	Agriculture	Land situated off Pound Lane	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1
859	Docking	Docking	KRSC	Agriculture	Land situated off Pound Lane	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1
1160	Docking	Docking	KRSC	Industrial	Land at the junction of Brancaster Road and Station Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. All of site is within settlement.	N/A	1
1231	East Rudham	East Rudham	KRSC	not stated	Land off Fakenham Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+			1
G31.1	East Rudham	East Rudham	KRSC	not stated	Land off Fakenham Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+			1
64	Gayton	Gayton	KRSC	Vacant	Land adjacent to Meadowvale, Lime Kiln Road	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Site is too far from the defined settlement to be a sustainable location for development. Constraint cannot be overcome.	No	0

Suitability Stage 2																									
Site Ref	Scale of development	Brownfield / Greenfield	Safeguarded areas	Height / Shape	Historic environment	Impact on highways	Impact on services	AONB	Major utilities	Environmental designations	TPO	Biodiversity	Landscape / townscape	HSE Hazard	Proximity to pollution	Amenity	loss of community facility / open space	walking / cycling access to services	Access to open space	Public Right of Way / Bridleway	employment land	Agricultural land	Summary of constraints	Can constraints be overcome?	Accept/reject
858	+-	-	-	+	+	-	+	+	+	+	+	+-	+-	+	+	+	+	+	+	+	+	-	Site 858 is a greenfield site used for agriculture (grade 3). Access is not established and obtaining safe access to Fakenham Road and Woodgate Way would result in the loss of hedgerow. The site is within Sculthorpe airfield safeguarding area. Possible biodiversity issues.	The site is at the south eastern edge of the settlement and walking access to services is possible via the footpath alongside the B1454. Frontage development along the north side of the B1454 could mirror housing on the southern side of the road but as the site is a smaller part of a large agricultural field, new development would not be naturally screened from the wider countryside. The site is classified as agricultural land (grade 3) and any development will result in a loss of good quality agricultural land. The site is not at risk of flooding (zone 1). Norfolk County Council Highway Authority object to development at this location due to it being remote from the settlement. The site is not at risk of flooding (zone 1). There is no evidence that development will have a significant impact on heritage designations or the natural environment. Development would result in the loss of established hedgerow.	1
G30.1	+-	-	-	+-	+-	+-	+	+	+	+	+	+-	+-	+	+	+	+	+	+	+	+	+-	Site 859 is a greenfield site used as paddocks. The site is immediately adjacent to the Conservation Area. The site is within Sculthorpe airfield safeguarding area. There is a pond in the centre of the site and domestic pylons run across the site. Access would need to be improved. The site is screened from the village by mature trees and hedgerow. Development would encroach on the countryside. Possible biodiversity issues. Site is grade 3 agricultural land.	The site is the most central of all options, and is closest to most village services and the primary school. There are two potential access options which are considered acceptable by Norfolk County Council Highways Authority. The site is currently used as pasture for grazing animals and contains a large pond. The south west boundary of the site contains tall trees and established hedgerow, and a low hedge runs along the northern boundary adjacent to Pound Lane which affords good views into the site. There is potential to enhance the ecological value of the pond but concerns have been expressed about connectivity between the pond and a smaller pond to the east. The site is just outside the boundary of Docking Conservation Area but the site is well screened from this heritage asset by the tall trees and other vegetation. However, the impact on the 'heritage' indicator is dependent on the implementation of the policy, particularly through the consideration of the design and layout of new development. The site is classified as agricultural land (grade 3) and any development will result in a loss of good quality agricultural land.	1
859	+-	-	-	+-	+-	+-	+	+	+	+	+	+-	+-	+	+	+	+	+	+	+	+	+-	Site 859 is a greenfield site used as paddocks. The site is immediately adjacent to the Conservation Area. The site is within Sculthorpe airfield safeguarding area. There is a pond in the centre of the site and domestic pylons run across the site. Access would need to be improved. The site is screened from the village by mature trees and hedgerow. Development would encroach on the countryside. Possible biodiversity issues. Site is grade 3 agricultural land.	Site would require comparative assessment in the Site Specific Allocation and Policies DPD. If determined to be a preferred option the site is potentially suitable for development. Consultation with Highways Agency regarding access would be required. Impact on landscape could be mitigated to some extent by screening. Opinion from Norfolk County Council landscape officer sought. Ecology report would be required. Consultation with DEFRA required. Pylons could be moved and pond could potentially be integrated into any development.	1
1160	+-	+	-	+	+-	+	+	+	+	+	+	+	+	+	+-	+-	+	+	+	+	+	-	Site 1160 is wholly within Sculthorpe Airfield - Plan B safeguarding zone. Part of the site is within a conservation area. Whilst designated as grade 3 ag land, development would not result in the loss of agricultural land as the site is developed.	Constraints could be overcome, the site is within the development boundary	1
1231	+-	-	-	+	+	+-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	-	The site is within both West Raynham and Sculthorpe airfield safeguarding area. The site is classified as grade 3 agricultural land. It would not be appropriate to allocate the whole of the site due to its size	Yes - part of the site is allocated within by the SAD document, as Site G31.1. All of the remainder of the site would be inappropriately sized for allocation, other sections of the site are not to be allocated within the plan period in accordance with policy. A portion of the site could potentially be allocated after the current plan period	1
G31.1	+	-	-	+	+	+-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	-	The site is within both West Raynham and Sculthorpe airfield safeguarding area. The site is classified as grade 3 agricultural land. It would not be appropriate to allocate the whole of the site due to its size	Yes - part of the site is allocated within by the SAD document, as Site G31.1. The remainder of the site would be inappropriately sized for allocation, other sections of the site are not to be allocated within the plan period in accordance with policy	1
64								+		+															0

Site Ref	Availability			Achievability			Deliverable/Developable								
	Proposed use (owner/agent)	Availability	Accept/reject	Market assessment	cost assessment	Density	Area available (Gross)	Developable Area (Net)	Site capacity	Settlement Guide Number of Dwellings	0-5 years	6-10 years	11-15 years	notes	total
858	Housing	Site proposed by agent on behalf of landowner therefore considered to be available	1	H	L	24.0	1.04	0.94	23	16				Site is outside of the SAD development boundary. Could potentially come forward as a housing site after the current plan period, 2026.	16
G30.1	Housing	Site proposed by agent on behalf of landowner therefore considered to be available	1	H	M						20			SAD allocation for 20 dwellings	20
859	Housing	Site proposed by agent on behalf of landowner therefore considered to be available	1	H	M									Site allocated as G30.1 within the SAD	0
1160	Housing	Site proposed by agent on behalf of landowner therefore considered to be available	1	H	H	24.0	1.17	1.05	25	16		16			16
1231	residential	Site proposed by land owner, so considered to be available	1	H	L	24.0	0.57	0.51	12	7			7	A portion of this has come forward as G31.1 and another portion could potentially come forward after the current plan period (2026)	7
G31.1	residential	Site proposed by land owner, so considered to be available	1	H	L	24.0				7	10			A portion of this has come forward as G31.1 and another portion could potentially come forward after the current plan period (2026)	10
64	Housing														0

	0-5 years	6-10 years	11-15 years	Total
East Rudham		10	7	17

	0-5 years	6-10 years	11-15 years	Total

Site Ref	Basic Site Information					Suitability Stage 1																
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome?	Accept/reject
557	Gayton	Gayton	KRSC	Agricultural	Land north of St Nicholas' Close,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1
665 / GAY09	Gayton	Gayton	KRSC	Redundant employment use and associated land	Gayton Mill, Litcham Road,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Large portion of site within development boundary; remainder within 25m of boundary.	N/A	1
GAY 01	Gayton	Gayton	KRSC	Caravan sales and sales office	Lynn Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Site wholly within Development Boundary.	N/A	1
GAY 02	Gayton	Gayton	KRSC	none stated	Lynn Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Site wholly within Development Boundary.	N/A	1
GAY 08	Gayton	Gayton	KRSC	none stated	Back Street	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1

Suitability Stage 2																									
Site Ref	Scale of development	Brownfield / Greenfield	Safeguarded areas	Height / Shape	Historic environment	Impact on highways	Impact on services	AONB	Major utilities	Environmental designations	TPO	Biodiversity	Landscape / townscape	HSE Hazard	Proximity to pollution	Amenity	loss of community facility / open space	walking / cycling / access to services	Access to open space	Public Right of Way / Bridleway	employment land	Agricultural land	Summary of constraints	Can constraints be overcome?	Accept/reject
557	+/-	-	-	+	+	+	+	+	+	+	+	+/-	+/-	+	+	+	+	+	+	+	+	+	Site 557 is a greenfield site which is grade 3 agricultural land, although it is currently left fallow. Part of the site has unobstructed views towards the church. The site is inappropriately large in scale for a rural village. The site is bordered to the east and west by public rights of way. The site is within Marham airfield safeguarding area. The site is greenfield and therefore there may be issues relating to biodiversity.	The site is centrally located and is well integrated with the settlement. There were no highway objections to the proposed access from Back Street. The site offers additional community benefit in that it offers land for future expansion of the school however this requires further consultation with Norfolk County Council regarding the need and suitability of this proposal. The site comprises of grade 3 (moderate quality) agricultural land, however the site is not in agricultural use and is no longer suitable for agricultural purposes because the access to the site cannot be used by farm vehicles. There is a Grade I listed building (St Nicholas Church) situated immediately adjacent the eastern site boundary. Potential negative impacts on the setting of the listed structure could be mitigated through appropriate and sympathetic design and layout. However, English Heritage raises concerns regarding the proximity of the site to the Grade 1 Listed Church stating that development would result in further enclosure of the church to the south, and would detract from its significance and setting. The site is mostly surrounded by existing development on all sides, and there is potential for minimal landscape impacts. However development on the entire site is not considered appropriate given the scale of the site. Such large scale development is likely to have an impact on the visual amenity of the area particularly to the setting of St Nicholas Church.	1
665 / GAY09	+/-	+	-	+	+	+	+	+	+	+	+	+/-	+/-	+	+/-	+	+	+/-	+	+	+/-	+	Site 665 is a brownfield site. The site is within Marham airfield safeguarding area. There is no footpath to local services from the site entrance. Possible biodiversity issues. Site is at edge of village and therefore development would encroach into the countryside in an easterly direction. Part of the site has planning permission for houses	Part of the site is outside the built environment boundary therefore requires comparative assessment to determine whether appropriate for allocation Consultation with authorities concerning the airfield may be required. An ecology report would be required. Screening required to mitigate impact on landscape. The site performs averagely in terms of proximity to local services in comparison to some other site options. There are no footpath links to local services and the surrounding road network would require local improvements. The Highway Authority has no objections to the site. Safe site access is dependent on how the scheme is implemented. The site is partly a brownfield site and partly grade 3 (moderate quality) agricultural land. The site is within a low flood risk area (FZ1). The site is not as integrated with existing development as it is situated at the edge of the settlement and development would encroach into the countryside in the easterly direction. The site is surrounded by open countryside on the north, south and east and development is likely to have a negative impact on the visual character of the landscape. Part of the site is however within the developmnet boundary so could come forward as a housing site	1
GAY 01	+	+	-	+	+	+	+	+	+	+	+	-	+	+	-	-	+	+	+	+	-	+	Site GAY 01 is developed land which currently is occupied by a caravan sales business. Site is within Marham airfield safeguarding area. The site is potentially contaminated. Development of the site would result in a loss of employment land. The neighbouring petrol station shares access to the site and would have an adverse affect on residential amenity. Redevelopment would result in a loss of employment land in Gayton but not in the Borough. Access to Winch Road is unsuitable and access to Lynn Road is dependent upon a legal agreement. Highways Authority would prefer access onto Winch Road with good visibility.	This site is potentially suitable for residential use long term depending upon the viability of the existing employment use would require the landowner to demonstrate viability or suitable alternative site. Landowner would also need to demonstrate access on to Lynn Road/Winch Road can be achieved. Land would require remediation if contaminated.	1
GAY 02	+	+/-	-	+	+	+	+	+	+	+	+	+/-	+	+	+	+/-	+	+/-	+	+	+	+	Site GAY 02 comprises an occupied dwelling and gardens. The site is within Marham airfield safeguarding area. Edge of village location which lacks footpath and is not well integrated with adjacent residential area. Possible biodiversity issues. Owner is not proposing redevelopment of existing building.	Site is within the existing development boundary therefore the site is generally suitable for development. Any intensification of the site would require detailed examination of the scheme particularly the impact on amenity and vehicular and pedestrian access. Consultation with authorities concerning the airfield will be required.	1
GAY 08	+/-	+/-	+/-	+	+	+	+	+	+	+	+	+/-	+	+	+	+	+	+	+	+	+/-	+	Site GAY 08 comprises a mixture of former agricultural buildings and grade 3 agricultural greenfield land. An outline planning application for conversion of existing buildings and erection of new buildings to provide 29 dwellings was approved in March 2010.	Constraints have been addressed through planning application.	1

Site Ref	Availability			Achievability			Deliverable/Developable								
	Proposed use (owner/agent)	Availability	Accept/reject	Market assessment	cost assessment	Density	Area available (Gross)	Developable Area (Net)	Site capacity	Settlement Guide Number of Dwellings	0-5 years	6-10 years	11-15 years	notes	total
557	Housing, approx 50	Site proposed by agent on behalf of landowner therefore considered to be available	1	H	L	24.0	2.57	1.93	46	23			14	Site is outside of the SAD development boundary. Could potentially come forward as a housing site after the current plan period, 2026.	14
665 / GAY09	Housing	Site proposed by agent on behalf of landowner therefore considered to be available	1	H	M	24.0	1.86	1.67		23				Site is within the development boundary and has lapsed PP for 33 dwellings, so counted within Sites where principle of development accepted (lapsed planning permissions)	0
GAY 01	Housing/possible mixed use	Site proposed by landowner therefore considered to be available	1	H	M	24.0	0.88	0.80	19	23		19			19
GAY 02	Housing 1-2	Site proposed by landowner therefore considered to be available	1	H	L	24.0	0.94	0.85	20	23		20			20
GAY 08	Housing	none	1	H	L	24.0	1.21	1.09	26	23				Already built	0

Gayton	23	39	55	117
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Site Ref	Basic Site Information					Suitability Stage 1																
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome?	Accept/reject
1166	Gayton	Gayton	KRSC	Greenfield / footpath	Land at end of Springvale and adjacent to Westhall Farm	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement boundary.	N/A	1
1177	Gayton	Gayton	KRSC	vacant - previously a garage occupied the site but this has been removed	Land on Lynn Road and opposite Rosemary Lane	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement boundary.	N/A	1
G41.1	Gayton	Gayton	KRSC	not stated	Land at Manor Farm, north of Back Street	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	site is at a distance from the 1998 development boundary	Yes - The site is well related in terms of access to village services and occupies a relatively central location with the village as it currently is. The changes in the development boundary as part of the SAD document will result in site being close to the development boundary	1
1271	Gayton	Gayton	KRSC	not stated	Land at Manor Farm, north of Back Street	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	site is at a distance from the 1998 development boundary	in terms of access to village services and occupies a relatively central location with the village as it currently is. The changes in the development boundary as part of the SAD document will result in site being close to the development boundary	1
719	Great Massingham	Great Massingham	KRSC	none stated	3 pieces of land at Great Massingham	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement boundary.	N/A	1
731	Great Massingham	Great Massingham	KRSC	none stated	3 pieces of land at Great Massingham	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement boundary.	N/A	1

Suitability Stage 2																									
Site Ref	Scale of development	Brownfield / Greenfield	Safeguarded areas	Height / Shape	Historic environment	Impact on highways	Impact on services	AONB	Major utilities	Environmental designations	TPO	Biodiversity	Landscape / townscape	HSE Hazard	Proximity to pollution	Amenity	loss of community facility / open space	walking / cycling access to services	Access to open space	Public Right of Way / Bridleway	employment land	Agricultural land	Summary of constraints	Can constraints be overcome?	Accept/reject
1166	+	-	-	-	+	+	+	+	+	+	+	-	+/-	+	+	+	+/-	+	+	+/-	+	+/-	Site 1166 is wholly within Marham Airfield - Plan B safeguarding zone. Although the site is classed as grade 3 agricultural land, it is well treed and overgrown, with irregularities in height and therefore development would not result in the loss of useable agricultural land. However, the well treed and overgrown nature of the site means that the impact on biodiversity could be significant. A public footpath would be lost if the site were developed.	The site is located in close proximity to local facilities and is connected to the highway network however footway and cycle way facilities will be required. Safe access is dependent on how the scheme is implemented. The Highway Authority made no objections to the site. The site is classed as grade 3 agricultural land, however the site is heavily treed and overgrown with irregularities in height as such development will not result in the loss of useable agricultural land. Due to heavily treed and over grown nature of the site, development would potentially have an impact on biodiversity. The site has no flood risk constraints (FZ1). A public right of way runs across the middle of the site and could be lost if the site were developed. The site is well screened by existing housing and development is likely to have minimal landscape and visual impact.	1
1177	+	+/-	-	+	+	+	+	+	+	+	+	+/-	+/-	+	+/-	+	+	+	+	+	+/-	+	Site 1177 is wholly within Marham Airfield - Plan B safeguarding zone. Whilst designated grade 3 ag land, development would not result in the loss of useable grade 3 agricultural land as it has historically been partly developed - the remainder being well treed. Development would result in the loss of employment land, although the site is currently under development and as a result previous employment buildings have been demolished.	The frontage of the site is within the development boundary, the rear however is outside this boundary and would therefore require comparative assessment to determine whether it is appropriate for allocation. The site is in close proximity to village services with good vehicular and pedestrian access. Subject to safe access and footway facilities, the Highway Authority does not object to the site. The site is classed as grade 3 (moderate quality) agricultural land however, development would not result in loss of productive agricultural land as the site partly constitutes brownfield land and the remainder is heavily treed. The site is in a low flood risk area (FZ1). The site was previously partly in employment use although the employment buildings have been demolished. The site is on the edge of the settlement and is not screened from the wider countryside on the northern, eastern and western boundaries. Development is likely to have more negative impact on landscape amenity and on the countryside in comparison to other site options. Further investigations will be required in relation to impact on biodiversity due to the heavily treed nature of the site.	1
G41.1	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+/-	+	-				1
1271	+/-	-	-	+	+	+	+	+	+	+	+	+/-	+	+	+	+	+	+	+/-	+	-	It would be inappropriate to allocate the whole due to its size in relation to the existing settlement	Yes - part of the site is allocated within by the SAD document, as Site G41.1. The remainder of the site would be inappropriately sized for allocation, other sections of the site are not to be allocated within the plan period in accordance with policy	1	
719	+/-	-	+	+/-	+/-	+/-	+	+	+	+	+	+/-	+/-	+	+	+	+	+	+	+	+	-	Site 719 is a greenfield site (agricultural grade 3) which is used for paddocks, agricultural land and a small business. Development on the entire site would be unsuitable as it is inappropriately large in scale for the village. The access to the site is obscured by a bend and the pedestrian access to the village centre is not ideal (narrow footpaths). There are telephone pylons across part of the site and is adjacent to the Conservation Area, although this is screened by hedgerow. Potential biodiversity issues.	The site is within walking distance to some village services. Access to the site is obscured by a bend and the pedestrian access to the centre of the village is relatively narrow. Local improvements to the road and footway network would be required to accommodate the proposed growth. The site comprises of Grade 3 (moderate quality) agricultural land and is used as a paddock, agricultural production and a small business. There are no flood risk constraints. Parts of the site is situated immediately adjacent the Conservation Area as such the site would require a design scheme that is sympathetic to the settings of the Conservation Area. There are telephone pylons across part of the site. The northern part of the site is overgrown with potential biodiversity constraints as such further investigations will be required. The site is screened by existing housing on the north, east and west however it is not screened from the wider countryside on the west.	1
731	+/-	-	+	+/-	+/-	+/-	+	+	+	+	+	+/-	-	+	+	+	+	+	+	+	+	-	Site 731 is greenfield land used for agriculture (agricultural grade 3). Development on the entire site would be unsuitable as the site is inappropriately large in scale for the village. The site is partially within the Conservation Area and has a prominent position immediately adjacent the village pond, therefore development of this site would disrupt the radial pattern of the settlement. The site has two possible access points, one of which is off a narrow lane. Potential biodiversity issues.	The site is in close proximity to local services and within walking distance to the school. The site has two possible access points however Sandy Lane is very narrow and access from School Road is likely to impact negatively character and amenity of the pond and village green which lies south of the site. There are no footway links. Development would result in loss of grade 3 (moderate quality) agricultural land. The site is not subject to flood risk (FZ1). The northern part of the site is within the Conservation Area. The site is in a visually prominent location next to the village pond and development is likely to have a visual impact on the landscape and character of the village.	0

Site Ref	Availability			Achievability		Deliverable/Developable									
	Proposed use (owner/agent)	Availability	Accept/reject	Market assessment	cost assessment	Density	Area available (Gross)	Developable Area (Net)	Site capacity	Settlement Guide Number of Dwellings	0-5 years	6-10 years	11-15 years	notes	total
1166	Housing	Site proposed by landowner therefore considered to be available	1	H	L	24.0	0.62	0.56	13	23				Site is outside of the SAD development boundary. Could potentially come forward as a housing site after the current plan period, 2026.	13
1177	Housing	Site proposed by agent on behalf of landowner therefore considered to be available	1	H	M	24.0	0.90	0.81	19	23				Site is outside of the SAD development boundary. Could potentially come forward as a housing site after the current plan period, 2026.	14
G41.1		Site proposed for consideration by landowner through an Agent therefore considered available.	1	H	L	2.00	1.80	24.00	43.20	23.00	23.00			The site is allocated by the SAD document for 23 dwellings	23
1271		Site proposed for consideration by landowner through an Agent therefore considered available.	1	H	L	2.60	1.95	24.00	46.80	23.00			14.00	A portion of this has come forward as G41.1 and another portion could potentially come forward after the current plan period (2026)	14
719	Housing	Site proposed by agent on behalf of landowner therefore considered to be available	1	H	L	24.0	3.30	2.47	59	12				Site is outside of the SAD development boundary. Could potentially come forward as a housing site after the current plan period, 2026.	12
731	Housing	Site proposed by agent on behalf of landowner therefore considered to be available	1	H	L										0

	0-5 years	6-10 years	11-15 years	Total
Great Massingham	12	0	12	24

Site Ref	Basic Site Information					Suitability Stage 1																
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome?	Accept/reject
1167	Great Massingham	Great Massingham	KRSC	Agricultural and paddock	Land between Rudham Road and Mill Lane	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement boundary.	N/A	1
1168	Great Massingham	Great Massingham	KRSC	Agricultural	Land on Station Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement boundary.	N/A	1
1169	Great Massingham	Great Massingham	KRSC	Agricultural	Land on Lynn Lane	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement boundary.	N/A	1
1170	Great Massingham	Great Massingham	KRSC	Agriculture - left fallow / overgrown	Land to the south of Abbeyfields	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement boundary.	N/A	1
G43.1	Great Massingham	Great Massingham	KRSC	Residential and agricultural	Land on Walcup's Lane, adjacent to Abbey Farm	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement boundary.	N/A	1

Suitability Stage 2																									
Site Ref	Scale of development	Brownfield / Greenfield	Safeguarded areas	Height / Shape	Historic environment	Impact on highways	Impact on services	AONB	Major utilities	Environmental designations	TPO	Biodiversity	Landscape / townscape	HSE Hazard	Proximity to pollution	Amenity	loss of community facility / open space	walking / cycling access to services	Access to open space	Public Right of Way / Bridleway	employment land	Agricultural land	Summary of constraints	Can constraints be overcome?	Accept/reject
1167	+/	-	+/	+	+	-	+	+	+	+	+	+/	+	+	+	+	+	+	+	+	+	+	+	0	
1168	+/	-	-	+	+	-	+	+	+	+	+	+/	+/	+	+/	+/	+	+	+	+	+	-	0		
1169	+/	-	+/	+	+	-	+	+	+	+	+	+/	+	+	+/	+	+	+/	+	+/	+	-	0		
1170	+	-	-	+	+	-	+	+	+	+	+	+/	+	+	+/	+	+	+	+	+/	+	+/	1		
G43.1	+/	-	-	+	+	+/	+	+	+	+	+	+/	+	+	+	+	+	+	+/	+	+/	1			

Site Ref	Availability			Achievability		Deliverable/Developable									
	Proposed use (owner/agent)	Availability	Accept/reject	Market assessment	cost assessment	Density	Area available (Gross)	Developable Area (Net)	Site capacity	Settlement Guide Number of Dwellings	0-5 years	6-10 years	11-15 years	notes	total
1167	Housing	Site proposed by landowner therefore considered to be available		H	L										0
1168	Housing	Site proposed by landowner therefore considered to be available		H	L										0
1169	Housing	Site proposed by landowner therefore considered to be available		H	L										0
1170	Housing	Site proposed by landowner therefore considered to be available		H	L										0
G43.1	Housing	Site proposed by agent on behalf of landowner therefore considered to be available		H	L						12			SAD allocation for 12 dwellings	12

Site Ref	Basic Site Information				Suitability Stage 1																	
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome?	Accept/reject
1214	Great Massingham	Great Massingham	KRSC	Residential and agricultural	Land on Walcup's Lane, adjacent to Abbey Farm	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement boundary.	N/A	1
820	Grimston	Grimston	KRSC	Arable	Land to the South of Lynn Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement boundary.	N/A	1
821	Grimston	Grimston	KRSC	Arable	Land to the South of Vong Lane	+	+/-	+/-	+	+	+	+	+	+	+	+	+	+	+	Site constrained as the vast majority of the site, including the element of the site within 25 metres of the proposed development boundary, is wholly within fluvial zones 2 and 3.	No	0
1054	Grimston	Grimston	KRSC	none stated	Land East of 17 Massingham Road, Grimston	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Site wholly within Development Boundary.	N/A	1
GRM 05	Grimston	Grimston	KRSC	none stated	Lynn Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Site wholly within Development Boundary.	N/A	1
GRM 06	Grimston	Grimston	KRSC	none stated	Lynn Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Site wholly within Development Boundary.	N/A	1
GRM 17 / 468	Grimston	Pott Row	KRSC	Agricultural	Land north of Blake Close, Pott Row	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1

Suitability Stage 2																									
Site Ref	Scale of development	Brownfield / Greenfield	Safeguarded areas	Height / Shape	Historic environment	Impact on highways	Impact on services	AONB	Major utilities	Environmental designations	TPO	Biodiversity	Landscape / townscape	HSE Hazard	Proximity to pollution	Amenity	loss of community facility / open space	walking / cycling access to services	Access to open space	Public Right of Way / Bridleway	employment land	Agricultural land	Summary of constraints	Can constraints be overcome?	Accept/reject
1214	+/	-	-	+	+	+/	+	+	+	+	+	+/	+	+	+	+	+	+	+	+/	+	+/	<p>Site 1214 is within Raynham - Plan A Airfield safeguarding zone. Development of the site would result in the loss of primarily grade 3 agricultural land and possibly some grade 2 (depending on the scale of allocation). PROW across part of site which appears to be well used. Eastern edge of site uneven and overgrown. Site adjacent to a narrow road and opposite row of existing houses which could impact on amenity and access. Large electricity pylon at NW corner of site. The site is inappropriately large in scale for a rural village. Eastern part of site is adjacent to Conservation Area.</p>	<p>The site is situated on the western part of the village. The site fronts onto Walcup Lane and the highway authority made no objections to achieving access from this road subject to delivery of a safe access and local improvements to the footway network. Development would result in loss of grade 3 (moderate quality) agricultural land. The eastern part of the site is within Great Massingham Conservation Area and adjacent a Grade II Listed Building. As such a high standard design and layout that is sympathetic to its location and preserves or enhances the character of the conservation area and settings of the listed building is required to mitigate any potential impacts. In addition further investigations are required in relation to the archaeological assets (monuments) potentially within the site due to its proximity to the priory on the south-east. The eastern site boundary is bordered by mature planting and an area that is subject to a tree preservation order. This can be retained and protected as part of any design scheme. A public right of way runs across the site. There is existing housing to the north of the site opposite Walcup's Lane and some housing to the east. Open fields surrounds the site to the west and south. The site is significantly large and development of this scale would be harmful to the landscape character and visual amenity of the locality.</p>	1
820	+	-	+	+	+	+	+	+	+	-	+	+/	+	+	+	+	+	+	+	+/	+	+/	<p>Site 820 is a grade 4 greenfield site. Site 820 is within the Gaywood River Catchment Project Area. North-east access to site has limited visibility splays and there are pylons across the north east of site.</p>	<p>The north east part of the site could be considered subject to overcoming highSafe site access is dependent on how the scheme is implemented. The Highway Authority made no objections to the site. The site comprises of both grade 3 (moderate quality) and grade 4 (poor quality) agricultural land. A public right of way runs across the site and development may have an impact on this local amenity. The part of site 820 been promoted for development is not subject to flood risk. The site lies behind existing housing on the northern side. There is also existing residential development on the eastern side of the site. Open countryside surrounds the site on the west and south, development is likely to have a visual impact on the landscape amenity of the area. There are pylons on the north-east part of the site. The site is identified to be within a mineral safeguarded area containing sand and gravel.ways constraints and consultation with Norfolk County Council. Consultation with DEFRA required. Ecology report would be required.</p>	1
821	[Cross-hatched area]																								
1054	+	-	+	+	+	+	+	+	+	-	+	-	+	+	+	+/	+	+	+	+	+	+	<p>Site 1054 is a small site within the built environment boundary. Outline application for 3 terrace houses and 1 detached house was permitted in January 2010. The site is within the Gaywood River Catchment Project Area.</p>	<p>Constraints have been addressed in planning application. Site is considered suitable.</p>	1
GRM 05	+	+	+	+	+	+	+	+	+	-	+	+	+	+	+	+	+	+	+	+	-	+	<p>Site GRM 05 is mixed site comprising a car business and the adjacent dwelling and garden land. Planning permission has been granted on part of the site for 6 dwellings. The remainder of the site is likely to have contamination issues. The site is within the Gaywood River Catchment Project Area.</p>	<p>Redevelopment of the car business may be possible but the viability of the business use should be considered. Other constraints have been addressed in the planning application.</p>	1
GRM 06	+	-	+	+	+	+	+	+	+	-	+	+/	+	+	+	+	+	+	+	+	+	+	<p>Site GRM 06 is a mixed site comprising a dwelling with garden and paddocks with outbuildings. The site is adjacent to a public right of way. May impact on the form and character. Possible biodiversity issues. The site is within the Gaywood River Catchment Project Area.</p>	<p>Historical permission for 2 dwellings on small part of site. Impact on form and character of the townscape should be a key consideration of any scheme. Ecology report may be required.</p>	1
GRM 17 / 468	+/	+	+	+	+	+	+	+	+	-	+	+	+/	+	+	+	+	-	+	+	-	+	<p>Site GRM 17 is a brownfield site which has partly been redeveloped for residential use. Possible biodiversity issues. Part of the site is surrounded by countryside on three sides, therefore development could have a negative impact on the landscape. The site is distant from services. Highways Authority concerned that the site is remote from the settlement and indicate they would object. The site is within the Gaywood River Catchment Project Area.</p>	<p>It is not apparent if safe site access is obtainable and if the surrounding road network is adequate for the proposed growth, however the Highway Authority objects to the site due to its remoteness from village services. The site is a brownfield site and development would not result in the loss of productive agricultural land. There are no flood risk constraints. There is a Listed Building on the north-east part of the site and also immediately adjacent the site. Part of the site is within the proposed development boundary. The site is partly screened by existing housing on the west but majority of the site is surrounded by open countryside on the south, east and west. Development will encroach into the countryside and is likely to have more negative impact on the landscape and character of the area than other site options. The site is identified to be within a mineral safeguarded area containing sand and gravel.</p>	0

Site Ref	Availability			Achievability			Deliverable/Developable								
	Proposed use (owner/agent)	Availability	Accept/reject	Market assessment	cost assessment	Density	Area available (Gross)	Developable Area (Net)	Site capacity	Settlement Guide Number of Dwellings	0-5 years	6-10 years	11-15 years	notes	total
1214	Housing	Site proposed by agent on behalf of landowner therefore considered to be available		H	L									Allocated within the SAD as G43.1	0
820	Housing, not specified / community facilities	Site proposed by agent on behalf of landowner therefore considered to be available	1	H	M		24.0	1.57	1.41	34	23		14	Site is outside of the SAD development boundary. Could potentially come forward as a housing site after the current plan period, 2026.	14
821															0
1054	none stated	Site proposed by agent on behalf of landowner therefore considered to be available	1	H	L		24.0	0.15	0.15	4	23			Site not able to provide a minimum of 5 dwellings	0
GRM 05	Housing	Site proposed by landowner therefore considered to be available	1	M	H		24.0	0.25	0.25	6	23		6		6
GRM 06	Housing - 10 min, 15 max	Site proposed by landowner therefore considered to be available	1	M	L		24.0	0.60	0.57	13	23		13		13
GRM 17 / 468	Housing	Site proposed by landowner therefore considered to be available	1												0

	0-5 years	6-10 years	11-15 years	Total
Grimston	23	19	57	99

Site Ref	Basic Site Information					Suitability Stage 1																
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome?	Accept/reject
62	Grimston	Pott Row	KRSC	provides access to nursery	Land opposite Holly Barn, Cliffe-En-Howe Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1
646	Grimston	Pott Row	KRSC	countryside - not used for agriculture	Land in between Nos. 21 and 31 Leziate Drove	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Tiny (non-material amount as that element could be avoided if site developed) part (north western tip) of site within flood zones 2 & 3 fluvial.	Yes. Unconstrained area may be suitable.	1
175	Grimston	Pott Row	KRSC	Countryside - not in agricultural use	Land to the rear of White House Farm, Chapel Road,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1
G41.2	Grimston	Pott Row	KRSC	countryside - not used for agriculture	Land south of Stave Farm, 3 Chapel Road, Pott Row, (grid ref. TF7045 2180)	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1
459	Grimston	Pott Row	KRSC	countryside - not used for agriculture	Land south of Stave Farm, 3 Chapel Road, Pott Row, (grid ref. TF7045 2180)	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1
468	Grimston	Grimston	KRSC	Agricultural	Grimston - Lodge Farm, Chequers Road,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1

Suitability Stage 2																									
Site Ref	Scale of development	Brownfield / Greenfield	Safeguarded areas	Height / Shape	Historic environment	Impact on highways	Impact on services	AONB	Major utilities	Environmental designations	TPO	Biodiversity	Landscape / townscape	HSE Hazard	Proximity to pollution	Amenity	loss of community facility / open space	walking / cycling access to services	Access to open space	Public Right of Way / Bridleway	employment land	Agricultural land	Summary of constraints	Can constraints be overcome?	Accept/reject
62	+	-	+	+	+	-	+	+	+	-	+	+/-	+/-	+	+	+	+	+/-	+	+	+	+	Site 62 is a greenfield site which is within the Gaywood River Catchment Project Area. Grade 4 agricultural land. Provides the only vehicular access to adjacent nursery. Would extend village into open countryside. Distant from services. Possible biodiversity issues. Norfolk County Council Highways would object to development on this site due to the surrounding highway being very narrow.	Part of the site may be suitable subject to overcoming shared access issue and highways objection. Site would have to be screened to mitigate impact on the surrounding road network is narrow and there are no footpath links limiting walking access to services. The Highway Authority objects to the site. The site comprises of Grade 4 (poor quality) agricultural land. It is within a low flood risk area. The site is mostly surrounded by open countryside on the north, south and west. Development is likely to extend the village into the countryside and is likely to have a negative impact on the landscape character of the area. landscape.	1
646	+	-	+	+	+	+/-	+	+	+	-	+	+	+/-	+	+	+	+	+/-	+	+	+	+	Site 646 is a greenfield site which is at the edge of the village and outside built environment boundary. Site screened from wider countryside by hedgerow. Loss of grade 4 agricultural land. Lies outside of 30mph speed restriction. Distant from services. Would reinforce linear pattern of settlement. Possible biodiversity issues. Visibility an issue which would cause Highways Authority to object. The site is within the Gaywood River Catchment Project Area.	The site is located at the edge of the settlement. The Highway Authority objects to the site on the grounds that it has no relationship with the existing settlement and is remote from services. Further investigations are required to determine that safe site access is obtainable and that the road network is adequate for the proposed growth. The site comprises of grade 4 (poor quality) agricultural land. Development will constitute infill-development as the site is surrounded by existing residential housing on the east and west. The site also presents an opportunity to continue existing village pattern of linear frontage development. The site is screened from wider countryside by established trees and hedgerows.	1
175	+	-	+	+	+	+	+/-	+	+	-	+/-	+/-	+	+	+	+	+	+/-	+	+/-	+	+/-	Site 175 is a greenfield site which is classed as grade 3 and 4 agricultural land. There is a public right of way and protected trees which run along the southern part of the site. Potential for the site to be accessed by vehicle from the south (as inferred in submission), however land in uncertain ownership and TPO near access point. Access directly onto Chapel Street desirable but not indicated in submission. Potential biodiversity issues. Distant from services. The site is within the Gaywood River Catchment Project Area.	Site access is proposed from Chapel road however further investigations are required to determine if safe access is obtainable and if the surrounding road network is suitable for the proposed growth. Footpath links are available from the site to village services. The site is partly grade 3 (moderate quality) and partly grade 4 (poor quality) agricultural land. The site is situated in a built up part of the village with existing housing on three sides. It is not screened from the wider landscape to the east but any potential impacts can be mitigated by natural screening – planting of native hedgerows. There are protected trees and a public right of way along the southern site boundary but there is opportunity for this to be incorporated into any potential design layout.	1
G41.2	+	-	+	+	+	+/-	+	+	+	-	+	+/-	+	+	+	+	+	+/-	+	+	+	+	Site 459 is a greenfield site which is grade 4 agricultural land. Site lies within centre of village. Frontage development would be in keeping with form and character of village. Visibility plays restricted in 30mph zone. Access would require configuration. Development screened from wider landscape by established hedgerow. Possible biodiversity issues. The site is within the Gaywood River Catchment Project Area.	Safe site access is obtainable from Ashwicken Road. No objections were made by the Highway Authority. The site comprises of grade 4 (poor quality) agricultural land and is situated in a low flood risk area. The site is situated within a built up part of the village; development in-fills the gap between houses to the north and south, forming a natural continuation of existing housing along Ashwicken Road which would be in keeping with character of the village. Development will be screened from the wider landscape by the established planting along the western site boundary and it is not considered that development will have no negative impact on the visual amenity of the area.	1
459	+	-	+	+	+	+/-	+	+	+	-	+	+/-	+	+	+	+	+	+/-	+	+	+	+	Site 459 is a greenfield site which is grade 4 agricultural land. Site lies within centre of village. Frontage development would be in keeping with form and character of village. Visibility plays restricted in 30mph zone. Access would require configuration. Development screened from wider landscape by established hedgerow. Possible biodiversity issues. The site is within the Gaywood River Catchment Project Area.	Safe site access is obtainable from Ashwicken Road. No objections were made by the Highway Authority. The site comprises of grade 4 (poor quality) agricultural land and is situated in a low flood risk area. The site is situated within a built up part of the village; development in-fills the gap between houses to the north and south, forming a natural continuation of existing housing along Ashwicken Road which would be in keeping with character of the village. Development will be screened from the wider landscape by the established planting along the western site boundary and it is not considered that development will have no negative impact on the visual amenity of the area.	1
468	+/-	+	+	+	+	+	+	+	+	-	+	+	+/-	+	+	+	+	-	+	+	-	+	Site 468 is a brownfield site comprising 2 large agricultural buildings and a grade 2 listed barn constructed with local materials which is in a poor state of repair. redevelopment would result in a loss of land for agricultural buildings. Possible biodiversity issues. Part of the site is surrounded by countryside on three sides, therefore development could have a negative impact on the landscape. The site is within the Gaywood River Catchment Project Area.	The frontage of the site is within the built environment boundary and is potentially suitable for housing (potential for converting the barn for residential use subject to planning permission). However, loss of employment land is contrary to policy. An ecology report would be required. Further discussion with Highways Authority would be required to identify whether constraints could be overcome. Impact on Listed barns could be an issue.	1

Site Ref	Availability			Achievability		Deliverable/Developable									
	Proposed use (owner/agent)	Availability	Accept/reject	Market assessment	cost assessment	Density	Area available (Gross)	Developable Area (Net)	Site capacity	Settlement Guide Number of Dwellings	0-5 years	6-10 years	11-15 years	notes	total
62	none stated	Site proposed by agent on behalf of landowner therefore considered to be available	1	H	L	24.0	0.89	0.8	19	23				14 Site is outside of the SAD development boundary. Could potentially come forward as a housing site after the current plan period, 2026.	14
646	none stated	Site proposed by landowner therefore considered to be available	1	H	L	24.0	0.68	0.61	15	23				15 Site is outside of the SAD development boundary. Could potentially come forward as a housing site after the current plan period, 2026.	15
175	none stated	Site proposed by agent on behalf of landowner therefore considered to be available	1	M	L	24.0	0.86	0.78	19	23				14 Site is outside of the SAD development boundary. Could potentially come forward as a housing site after the current plan period, 2026.	14
G41.2	none stated	Site proposed by agent on behalf of landowner therefore considered to be available	1	M	L						23			SAD allocation for 23 dwellings	23
459	none stated	Site proposed by agent on behalf of landowner therefore considered to be available	1	M	L									Site allocated as G41.2 within the SAD	0
468	Housing	Site proposed by landowner therefore considered to be available	1	H	H	24.0	1.20	1.10	26	23				Figure already counted (see site GRM 17)	0

Site Ref	Basic Site Information					Suitability Stage 1															summary of constraints	Can constraints be overcome?	Accept/reject
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens				
1161	Grimston	Pott Row	KRSC		Land to the south of Leziate Drove	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site is not within 25m of settlement boundary and majority of site within FZ 3 (Therefore fails Sequential Test)	No	0
1163	Grimston	Grimston	KRSC		Land at Field House, Gayton Road	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site is not within 25m of settlement boundary.	No	0
1164	Grimston	Pott Row	KRSC		Land to the south of Cliffe-en-Howe Road	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site is not within 25m of settlement boundary.	No	0
1165	Grimston	Grimston	KRSC	Countryside - not in agricultural use	Land to the south of Lynn Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within settlement and within 25m of settlement boundary.	N/A	1
169	Harpley	Harpley	RV	Arable	Land off Westgate Street,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
171	Harpley	Harpley	RV	Arable	Land on Back Street, (Site 2)	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1
172	Harpley	Harpley	RV	Arable	Land on Short Lane, (Site 3)	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1
460	Harpley	Harpley	RV	Grazing	Blacksmith's Pasture, Cross Street, (grid ref. TF7910 2633)	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1
G45.1	Harpley	Harpley	RV	grain store	Nethergate Street/ School Lane,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1

Suitability Stage 2																									
Site Ref	Scale of development	Brownfield / Greenfield	Safeguarded areas	Height / Shape	Historic environment	Impact on highways	Impact on services	AONB	Major utilities	Environmental designations	TPO	Biodiversity	Landscape / townscape	HSE Hazard	Proximity to pollution	Amenity	loss of community facility / open space	walking / cycling / access to services	Access to open space	Public Right of Way / Bridleway	employment land	Agricultural land	Summary of constraints	Can constraints be overcome?	Accept / reject
1161																									
1163																									
1164																									
1165	+	-	+	+	+	-	+	+	+	-	+	+/-	+/-	+	+	+/-	+	-	+	+	+	+	+	+	0
169	+	-	-	+	+	+	+	+	+	+	+	+/-	+	+	+	+	+	+	+	+	+	+	-	1	
171	+/-	-	-	+	+	+	+	+	+	+	+/-	+/-	+/-	+	+	+	+	+	+	+	+	+	-	1	
172	+/-	-	-	+	+	+	+	+	+	+	+	+/-	+/-	+	+	+	+	+	+	+	+	+	-	0	
460	+/-	-	-	+	+	+	+	+	+	+	+/-	-	+	+	+	+	+	+	+	-	+	-	+	1	
G45.1	+/-	+/-	-	+	+	+	+	+	+	+	+	+/-	+	+	+	+	+	+	+	+	+/-	+	+	1	

Site Ref	Availability			Achievability			Deliverable/Developable							total	
	Proposed use (owner/agent)	Availability	Accept/reject	Market assessment	cost assessment	Density	Area available (Gross)	Developable Area (Net)	Site capacity	Settlement Guide Number of Dwellings	0-5 years	6-10 years	11-15 years		notes
1161															0
1163															0
1164															0
1165	Housing	Site proposed by agent on behalf of landowner therefore considered to be available	1												0
169	Housing	Site proposed by agent on behalf of landowner therefore considered to be available	1	H	L		24.0	0.15	0.15	4	5			Site not able to provide a minimum of 5 dwellings	0
171	Housing	Site proposed by agent on behalf of landowner therefore considered to be available	1	H	L		24.0	0.56	0.50	12	5			Site is outside of the SAD development boundary. Could potentially come forward as a housing site after the current plan period, 2026.	5
172	Housing	Site proposed by agent on behalf of landowner therefore considered to be available	1												0
460	Housing	Site proposed by agent on behalf of landowner therefore considered to be available	1	H	M		24.0	0.57	0.52	12	5			Site is outside of the SAD development boundary. Could potentially come forward as a housing site after the current plan period, 2026.	5
G45.1	Housing	Site proposed by agent on behalf of landowner therefore considered to be available	1	H	L						5			SAD allocation for 5 dwellings	5

	0-5 years	6-10 years	11-15 years	Total
Harpley	5	0	25	30

Site Ref	Basic Site Information					Suitability Stage 1																
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome?	Accept/reject
461	Harpley	Harpley	RV	grain store	Nethergate Street/ School Lane,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1
625	Harpley	Harpley	RV	Agriculture	Land at Brickyard Lane,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1
764	Harpley	Harpley	RV	Paddocks	Land East of Nethergate Street	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	N/A	1
1025	Harpley	Harpley	RV	Agricultural	Land west of Nethergate Street,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1
G47.1	Heacham	Heacham	KRSC	Agricultural/Grassland / Arable	Land off Cheney Hill	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1
184	Heacham	Heacham	KRSC	Grassland / Arable	Land off Cheney Crescent,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1

Suitability Stage 2																									
Site Ref	Scale of development	Brownfield / Greenfield	Safeguarded areas	Height / Shape	Historic environment	Impact on highways	Impact on services	AONB	Major utilities	Environmental designations	TPO	Biodiversity	Landscape / townscape	HSE Hazard	Proximity to pollution	Amenity	loss of community facility / open space	walking / cycling access to services	Access to open space	Public Right of Way / Bridleway	employment land	Agricultural land	Summary of constraints	Can constraints be overcome?	Accept / reject
461	+/-	+/-	-	+	+	+	+	+	+	+	+	+/-	+	+	+	+	+	+	+	+	+	+	Site 461 is a brownfield site comprising a grain store surplus to landowners requirements. Possible biodiversity impact. The site is screened by mature hedgerow. Access has already been developed for two new properties to the east of the site. The site is opposite a primary school and has good access to services. Site is within West Raynham and Sculthorpe airfield safeguarding area. The site is designated as Grade 4 Agricultural land.	Site is within a central location with safe walking access to village services and the school and the village is served by public transport links. Site access is from Nethergate Street and the site is surrounded by development to the west and south. Site is well screened from the surrounding built area (other than two properties fronting School Lane). Site is not screened from wider countryside to the north and west but impact on the landscape could be mitigated by natural screening (enhancement of native hedgerow). Development of the site would result in the loss of an agricultural storage barn and the loss of agricultural land (classification grade 3), although the site is not used for agricultural purposes. Site is within an undeveloped section of Harpley and contains a traditional flint barn and therefore investigation into the historic significance is necessary to determine the impact	1
625	+/-	-	-	+	+	+/-	+	+	+	+	+	+/-	-	+	+	+	+	+	+	+/-	+	-	Site 625 is a greenfield site used for agriculture. Loss of grade 3 agricultural land. Possible biodiversity impact. The site is large in scale. Development of the site would encroach on the countryside, however there is development to the north and east of the site. Access to the site is off a narrow track. There is a public right of way running across the western edge of the site. Site is within West Raynham and Sculthorpe airfield safeguarding area. Site is behind existing development.	Site is close to village services and the school and the village is served by public transport links. Site access is obtainable from Brickyard Lane (unadopted road) and there are no footpaths on this lane. The site is situated behind linear frontage development on Nethergate Street so development would not be characteristic of the settlement and may have a negative impact on landscape and amenity. Development of the site would result in the loss of agricultural land (classification grade 3). The historic significance is unknown. Brickyard Lane is an unadopted lane. Subject to a safe access and local improvements being made to the footway network the Highway Authority would not object if this site were included in the plan, if limited to 8 dwellings.	1
764	+/-	-	-	+	+	+	+	+	+	+	+	+/-	+	+	+	+	+	+	+	+	+	-	Site 764 is a greenfield site used for paddocks. Loss of grade 3 agricultural land. Development of the site would continue the frontage development along Nethergate Street, but would result in a loss of mature hedgerow with a potential impact on biodiversity. Site is within West Raynham and Sculthorpe airfield safeguarding area.	Subject to evidence demonstrating a safe and deliverable access and local improvements being made to the footway network the Highway Authority would not object if this site were included in the plan. The site is well integrated in the settlement. The site is bounded by ancient hedgerow adjacent to Nethergate Road. Development of the site would result in the loss of agricultural land (classification grade 3). The historic significance is unknown	1
1025	+	-	-	+	+	+	+	+	+	+	+	-	-	+	+	+	+	+	+	+	+	+/-	Site 1025 is a greenfield site. Loss of grade 3 agricultural land. Possible biodiversity impact. The site is currently used for agriculture and is large in scale. The frontage of the site is an area of thick mature hedgerow, shrubs and trees which could have biodiversity value and would have to be removed to enable frontage development. The site is at the southern edge of the settlement and therefore development would continue the residential frontage of Nethergate Street, however it could have a negative impact on the landscape.	Site is open in the landscape to the south and west and a band of vegetation (ancient hedgerow and trees) lies on the frontage of Nethergate Road. Development of the site would result in the loss of agricultural land (classification grade 3). The historic significance is unknown. Subject to evidence demonstrating a safe and deliverable access and local improvements being made to the footway network the Highway Authority would not object if this site were included in the plan.	1
G47.1		-	+	+	+	+	+	+	+	+	+	+/-	+/-	+	+	+	+	+	+	+	+	-	Site is in a central village location and provides the opportunity for safe walking access to village services. Development will result in the loss of agricultural land (grade 3). The site is part of a larger belt of agricultural land which sweeps eastwards beyond the site boundary up to a former pig farm and onwards to the A149. The location of the site is further from the A149 and associated noise/safety issues as well as further from the Area of Outstanding Natural Beauty than the remaining agricultural land to the east under consideration in the vicinity. There are no known natural environment issues. Part of the site is covered by a Historic Environment Record for curvilinear cropmarks of an unknown date. Access can be obtained from Cheney Hill.	Subject to safe access the Highway Authority would not object if this site were to be included in the plan. This allocation would be a preferred site for this settlement.	1
184	+	-	+	+	+	+	+	+	+	+	+	+/-	+/-	+	+	+	+	+	+	+	+	-	Site 184 is a greenfield site used for agriculture. Loss of grade 3 agricultural land. Access may need to be achieved through adjacent landowners sites. The site is large in scale but is surrounded by development on all sides. Development would alter the existing landscape/townscape but the location is close to the built up residential area of Heacham and to existing services. Possible biodiversity issues.	Yes - if part of the site is allocated	1

Site Ref	Availability			Achievability			Deliverable/Developable								
	Proposed use (owner/agent)	Availability	Accept/reject	Market assessment	cost assessment	Density	Area available (Gross)	Developable Area (Net)	Site capacity	Settlement Guide Number of Dwellings	0-5 years	6-10 years	11-15 years	notes	total
461	Housing	Site proposed by agent on behalf of landowner therefore considered to be available	1	H	L									Allocated with the SAD as G45.1	0
625	Housing	Site proposed by agent on behalf of landowner therefore considered to be available	1	H	L	24.0	0.75	0.68	16	5				Site is outside of the SAD development boundary. Could potentially come forward as a housing site after the current plan period, 2026.	5
764	Housing, 4 detached houses	Site proposed by agent on behalf of landowner therefore considered to be available	1	H	L	24.0	0.31	0.31	7	5				Site is outside of the SAD development boundary. Could potentially come forward as a housing site after the current plan period, 2026.	5
1025	Housing, 5-6 dwellings affordable and market orientated	Site proposed by agent on behalf of landowner therefore considered to be available	1	H	L	24.0	0.68	0.61	15	5				Site is outside of the SAD development boundary. Could potentially come forward as a housing site after the current plan period, 2026.	5
G47.1	Residential	Site proposed by two agents on behalf of landowner therefore considered to be available	1	M/H	L						36	24		SAD allocation for 60 dwellings	60
184	Residential	Site proposed by agent on behalf of landowner. Part of site overlaps with site 441 which is being promoted by a different agent.	1	M/H	L	24.0	8.35	6.29	151	63				Site allocated within the SAD as G47.1	0

	0-5 years	6-10 years	11-15 years	Total
Heacham	42	31	137	210

Site Ref	Basic Site Information					Suitability Stage 1																
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome?	Accept/reject
206	Heacham	Heacham	KRSC	Agricultural	Land east of School Road,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1
292	Heacham	Heacham	KRSC	Cattle Grazing	Land of School Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1
441	Heacham	Heacham	KRSC	Agricultural	Land off Cheney Hill	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1
476	Heacham	Heacham	KRSC	Agricultural	Land to the rear of 45 Broadway	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1
482	Heacham	Heacham	KRSC	none stated	Land south and west of Stainsbury Garage, Lynn Road,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1

Suitability Stage 2																									
Site Ref	Scale of development	Brownfield / Greenfield	Safeguarded areas	Height / Shape	Historic environment	Impact on highways	Impact on services	AONB	Major utilities	Environmental designations	TPO	Biodiversity	Landscape / townscape	HSE Hazard	Proximity to pollution	Amenity	loss of community facility / open space	walking / cycling access to services	Access to open space	Public Right of Way / Bridleway	employment land	Agricultural land	Summary of constraints	Can constraints be overcome?	Accept/reject
206	+	-	+	+	+	+	+	+	+	+	+	+/-	+/-	+	+	+	+	+	+	+	+	-	Site 206 is a greenfield site used for agriculture. Loss of grade 3 agricultural land. The site is large in scale. Development would have an impact on the landscape. Possible impact on biodiversity.	Development will result in the loss of agricultural land (grade 3). Site is close to the A149 strategic route and the Area of Outstanding Natural Beauty on the eastern boundary. The impact on landscape and amenity is dependent on the specific proposal and the consideration of mitigation measures. The west part of the site is adjacent to existing development on Woodside Road but is otherwise surrounded by agricultural land. There are no natural environment issues. The site holds a Historic Environment Record for recorded crop marks of Late Iron Age to Roman settlement. Access can be obtained from School Road. Subject to adequate access onto the highway network at School Road. Development required to contribute towards visibility enhancements at the School Road / The Broadway / Lords Lane junction.	1
292	+/-	+/-	+	+	+	+	+	+	+	+	+	+/-	+/-	+	+	+	+	+	+	-	+/-	-	Site 292 is a large site. The majority of the site is used for agriculture and smaller parts of the site have had various uses in the past such as a coal depot, agricultural buildings, small business uses and a livestock farm. Loss of grade 3 agricultural land. The site as a whole is inappropriately large in scale for growth in a village. Any development on greenfield land will have an impact on the landscape. A public right of way runs through the site. Possible contamination issues on brownfield part of the site. Possible impact on biodiversity.	The site boundary of 292 incorporates sites 883, 206, 482, 654. The scale of the site is more extensive than required for the proposed allocation of 60 houses. Site provides the opportunity for safe walking access to village services and primary school via School Road. Site is not at risk of flooding (Flood zone 1) although there are identified issues with the capacity of the local waste water treatment works and possible risks with surface water flooding and sewage treatment evident in the local area. Development will result in the loss of agricultural land (grade 3). The site is visible from the Area of Outstanding Natural Beauty on the eastern boundary which may result in a negative impact on this landscape designation and residents may experience amenity issues due to the proximity of the A149. The impact on landscape and amenity is dependent on the specific proposal and the consideration of mitigation measures. The north eastern part of the site is adjacent to existing development on Woodside Avenue and part of the eastern boundary is adjacent to South Moor Drive and Collingwood Close but is otherwise surrounded by agricultural land and bounded to the east by the A149. There are no known natural environment issues. The site holds a Historic Environment Record for recorded cropmarks of Late Iron Age to Roman settlement. Access can be obtained from School Road.	1
441	+	-	+	+	+	+	+	+	+	+	+	+/-	+/-	+	+	+	+	+	+	+	+	-	Site 441 is a greenfield site used as paddocks. The site has three possible access points although one is currently blocked by a wall and is close to another junction. Loss of grade 3 agricultural land. Development would alter the existing landscape/townscape but the location is close to the built up residential area of Heacham and to existing services.	Constraints could be mitigated. Subject to adequate access onto the highway network.	1
476	+	+/-	+	+	+	-	+	+	+	+	+	+/-	+/-	+	+	+/-	+	+	+	+	+	-	Site 476 is a predominantly greenfield site. Loss of grade 3 agricultural land. The present site access (narrow track between houses) is considered unsuitable for major development. Possible biodiversity issues. Any development will begin to encroach on the countryside and may impact on the landscape (although site is well screened by hedgerow).	Site is located within walking distance to a primary school and village services, although the narrow access may constrain the potential for a footpath. Site access has been identified from The Broadway but appears constrained by the width of the alleyway between existing properties although no objection has been received from the Highways Authority. Site is not well integrated to surrounding routes and would result in backland development which could have a negative impact on residential amenity. There are no known natural environment issues. The site holds a Historic Environment Record for recorded crop marks of Late Iron Age to Roman settlement. Development will result in the loss of agricultural land (grade 3).	1
482	+	-	+	+	+	-	+	+	+	+	+	+/-	+/-	+	+	+/-	+	+/-	+	+	+	-	Site 482 is a greenfield site. Loss of grade 3 agricultural land. The site is isolated from the main built up area of Heacham and is surrounded by countryside, therefore development may have an adverse impact on the landscape. Access onto A149 undesirable due to the safety issues and the cost of junction. Amenity would be adversely affected by noise of the road. Walking/cycling to services would be constrained by lack of footpath. Possible biodiversity issues.	Site is directly adjacent to the A149 and it is not clear how safe walking access could be achieved. Highways Authority would object to access directly onto the A149. There are no known heritage or natural environment issues. The site is visible from the Area of Outstanding Natural Beauty which may result in a negative impact on this landscape designation and residents may experience amenity issues due to the proximity of the A149. The site holds a Historic Environment Record for recorded crop marks of Late Iron Age to Roman settlement. Development will result in the loss of agricultural land (grade 3).	0

Site Ref	Availability			Achievability		Deliverable/Developable									
	Proposed use (owner/agent)	Availability	Accept/reject	Market assessment	cost assessment	Density	Area available (Gross)	Developable Area (Net)	Site capacity	Settlement Guide Number of Dwellings	0-5 years	6-10 years	11-15 years	notes	total
206	None stated	Site proposed by site owner and by more than one agent agent on landowners behalf therefore considered to be available	1	M/H	M	24.0	4.97	3.73	90	63				Site is outside of the SAD development boundary. Could potentially come forward as a housing site after the current plan period, 2026.	36
292	Residential	Site proposed by site owner and by more than one agent agent on landowners behalf therefore considered to be available	1	M/H	M	24.0	40.60	30.45	731	63				Site is outside of the SAD development boundary. Could potentially come forward as a housing site after the current plan period, 2026.	36
441	Housing, 70-110 dwellings mixed use	Site proposed by agent on behalf of landowner. Part of site overlaps with site 184 which is being promoted by a different agent.	1	M/H	L	24.0	2.79	2.09	50	63				Site allocated within the SAD as G47.1	0
476	Residential	Site proposed by site owner and by more than one agent agent on landowners behalf therefore considered to be available	1	M/H	M	24.0	1.70	1.53	37	63				Site is outside of the SAD development boundary. Could potentially come forward as a housing site after the current plan period, 2026.	20
482	None stated	Site proposed by site owner and by more than one agent agent on landowners behalf therefore considered to be available	1	M/H	M										0

Site Ref	Basic Site Information					Suitability Stage 1																
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome?	Accept/reject
654	Heacham	Heacham	KRSC	none stated	Land at School Road	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Site to far from settlement	Could be brought forward in combination with other sites	1
883	Heacham	Heacham	KRSC	Agricultural	Land either side of School Road,	+/-	+	+	+	+	+	+	+	+	+	+	+	+	+	5 different sites within close proximity. Only 2 sites are within 25m of the existing settlement boundary.	Two of the 5 sites are potentially suitable.	1
943	Heacham	Heacham	KRSC	Arable Farmland	Land at Hunstanton Road	+	-	-	+	+	+	+	+	+	+	+	+	+	+	Further information has been provided however the entire site is within fluvial flood zones 2 and 3, and so fails the sequential approach to development in this settlement.	Site fails the principles of a sequential approach to development. Constraints cannot be overcome.	0
G47.2	Heacham	Heacham	KRSC	Open Paddock	Land South of St. Mary's Close, Heacham, PE31 7HL	+	+/-	+/-	+	+	+	+	+	+	+	+	+	+	+	Further information received. Portion of site within 25m of settlement. Small part of site within fluvial flood zones 2 and 3.	Portion of site not at risk of flooding suitable for further assessment.	1
1006	Heacham	Heacham	KRSC	Open Paddock	Land South of St. Mary's Close, Heacham, PE31 7HL	+	+/-	+/-	+	+	+	+	+	+	+	+	+	+	+	Further information received. Portion of site within 25m of settlement. Small part of site within fluvial flood zones 2 and 3.	Portion of site not at risk of flooding suitable for further assessment.	1

Suitability Stage 2																									
Site Ref	Scale of development	Brownfield / Greenfield	Safeguarded areas	Height / Shape	Historic environment	Impact on highways	Impact on services	AONB	Major utilities	Environmental designations	TPO	Biodiversity	Landscape / townscape	HSE Hazard	Proximity to pollution	Amenity	loss of community facility / open space	walking / cycling access to services	Access to open space	Public Right of Way / Bridleway	employment land	Agricultural land	Summary of constraints	Can constraints be overcome?	Accept/reject
654	+	-	+	+	+	+	+	+	+	+	+	+/-	+/-	+	+	+	+	+	+	-	+	-	Site 654 is a small site. Loss of grade 3 agricultural land.	The site could provide the opportunity for safe walking access to village services and primary school subject to adequate access onto the footpath / highway network. The site is visible from the Area of Outstanding Natural Beauty on the eastern boundary which may result in a negative impact on this landscape designation. The impact on landscape and amenity is therefore dependent on the specific proposal and the consideration of mitigation measures. The site is next to a residential dwelling; this however is detached from further residential dwellings/developments being surrounded by agricultural land and associated buildings. There are no known natural environment issues. The site holds a Historic Environment Record for recorded crop-marks of Late Iron Age to Roman settlement. The scale of the site means that it would not be able to accommodate the growth levels required in the settlement.	0
883	+/-	+/-	+	+	+	+	+	+	+	+	+	+/-	+/-	+	+	+	+	+	+	+/-	+/-	-	Site 883 is a large site. The majority of the site is used for agriculture and smaller parts of the site have had various uses in the past and some previously developed land remains. Loss of grade 3 agricultural land. The site as a whole is inappropriately large in scale for growth in a village. Any development on greenfield land will have an impact on the landscape. A public right of way runs through the site.	The north and west part of the site are potentially suitable as they are closer to the existing built up area of Heacham and to local services. Impact on the landscape could be mitigated to some extent by screening. An ecology report may be required. Norfolk County Council highways officer state: subject to adequate access onto the highway network at School Road. Development required to contribute towards visibility enhancements at the School Road / The Broadway / Lords Lane junction.	1
943	[Cross-hatched area]																							0	
G47.2	+	-	+	+	+	+	+	+	+	+	+	+/-	+/-	+	+	+	+	+	+	+	+	-	Site 1006 is a greenfield site which is a sparsely wooded open space. The site is well screened from the A149 by an embankment and is easily accessible. A small part of the site is partly constrained by flood risk zones. The site adjoins the Conservation Area. Mature trees and hedgerow may also present a constraint to development. Possible biodiversity issues. Loss of grade 3 agricultural land. Subject to adequate access onto St Mary's road.	Site is accessible via St. Marys Close but there is no consistent footpath access to village services from the site along Church Lane. The site is adjacent to Heacham Conservation Area but the site is currently well screened from the wider area by established trees. Development will result in the loss of agricultural land (grade 3) although the site is not used for agriculture. Site is not at risk of flooding (flood zone 1), however is close to the River Heacham and the area of fluvial flood zone surrounding the river (adjoining the southern boundary of the site). The site has a Historic Environment Record which also covers land to the east of the A149 for earthworks and crop marks relating to Post Medieval drainage ditches and water meadows. The ecology of the site is not known and therefore further investigation is required to determine the impact on both sustainability indicators 'Heritage' and 'Natural Environment'.	1
1006	+	-	+	+	+	+	+	+	+	+	+	+/-	+/-	+	+	+	+	+	+	+	+	-	Site 1006 is a greenfield site which is a sparsely wooded open space. The site is well screened from the A149 by an embankment and is easily accessible. A small part of the site is partly constrained by flood risk zones. The site adjoins the Conservation Area. Mature trees and hedgerow may also present a constraint to development. Possible biodiversity issues. Loss of grade 3 agricultural land. Subject to adequate access onto St Mary's road.	Site is accessible via St. Marys Close but there is no consistent footpath access to village services from the site along Church Lane. The site is adjacent to Heacham Conservation Area but the site is currently well screened from the wider area by established trees. Development will result in the loss of agricultural land (grade 3) although the site is not used for agriculture. Site is not at risk of flooding (flood zone 1), however is close to the River Heacham and the area of fluvial flood zone surrounding the river (adjoining the southern boundary of the site). The site has a Historic Environment Record which also covers land to the east of the A149 for earthworks and crop marks relating to Post Medieval drainage ditches and water meadows. The ecology of the site is not known and therefore further investigation is required to determine the impact on both sustainability indicators 'Heritage' and 'Natural Environment'.	1

Site Ref	Availability			Achievability		Deliverable/Developable								total	
	Proposed use (owner/agent)	Availability	Accept/reject	Market assessment	cost assessment	Density	Area available (Gross)	Developable Area (Net)	Site capacity	Settlement Guide Number of Dwellings	0-5 years	6-10 years	11-15 years		notes
654	None stated	Site proposed by the site owner and an agent on the landowners behalf therefore considered to be available	1	M/H	M									Site not able to accommodate a minimum of 5 dwellings	0
883	Housing (up to 540) & Leisure	Site proposed by site owner and by more than one agent agent on landowners behalf therefore considered to be available	1	M/H	M	24.0	29.66	22.24	534	63			36	Site is outside of the SAD development boundary. Could potentially come forward as a housing site after the current plan period, 2026.	36
943	Housing/Employment/Retail/Leisure/Community/Other		0												0
G47.2	Housing, 15-20 units private / affordable	Site proposed by agent on behalf of landowner therefore considered to be available	1	M/H	H						6			SAD allocation for 6 dwellings	6
1006	Housing, 15-20 units private / affordable	Site proposed by agent on behalf of landowner therefore considered to be available	1	M/H	H									Site allocated within the SAD as G47.2	0

Site Ref	Basic Site Information					Suitability Stage 1																
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome?	Accept/reject
1064	Heacham	Heacham	KRSC	Agricultural	Land at Mount Pleasant Farm, 25 Lamsey Lane.	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1
HEA 28	Heacham	Heacham	KRSC		Cheney Crescent	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.	N/A	1
1285	Heacham	Heacham	KRSC	not stated	Land off School Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1
1286	Heacham	Heacham	KRSC	not stated	Land west of the A149	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1
819	Hillington	Hillington	RV	Permanent Pasture	Land situated West of Pasture Close.	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1

Suitability Stage 2																									
Site Ref	Scale of development	Brownfield / Greenfield	Safeguarded areas	Height / Shape	Historic environment	Impact on highways	Impact on services	AONB	Major utilities	Environmental designations	TPO	Biodiversity	Landscape / townscape	HSE Hazard	Proximity to pollution	Amenity	loss of community facility / open space	walking / cycling access to services	Access to open space	Public Right of Way / Bridleway	employment land	Agricultural land	Summary of constraints	Can constraints be overcome?	Accept/reject
1064	+	-	+	+	+	+	+	+	+	+	+	+/-	+/-	+	+	+	+	-	+	+	+	-	Site 1064 is a greenfield site used for paddocks at the edge of the built up area of Heacham. It is a fair walking distance to services and there are not continuous footpaths. Possible biodiversity issues. Loss of grade 3 agricultural land. Development could have an adverse impact on the landscape as it is surrounded by countryside on two sides.	Site is located at the south eastern edge of the village, far from central services but with the potential to extend footpaths to the site. Development would result in the loss of established hedgerow and trees to gain access to the site. Heacham Brick Works Site of Special Scientific Interest (SSSI) is located to the east of the site and a Historic Environment Record indicates finds relating to the SSSI have been found in this area. There is no evidence that the site is of ecological interest other than the hedgerow and trees. This allocation is slightly remote from the settlement centre and local services. Local improvement works would need to be carried out including footway extensions. Subject to safe access the Highway Authority would not object if this site were included in the plan.	1
HEA 28	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+/-	+	Site HEA 28 is currently used for industrial units therefore any development would result in a loss of available units.	The site is within the built environment boundary, therefore would not require allocation. Change of use should be a consideration in any redevelopment. Constraints can be overcome.	1
1285	-	+/-	+	+	+/-	+/-	+	+/-	+	+	+	+/-	+/-	+	+	+	+	+	+	+/-	-	-	This is a large site that is combination of Sites 206, 482 & part of 883. The majority of the site is used for agriculture and smaller parts of the site have had various uses in the past and some previously developed land remains. Loss of grade 3 agricultural land. The site as a whole is inappropriately large in scale for growth in a village. The local highways authority state that development would be required to contribute towards visibility enhancements at the School Road/The Broadway/Lords Lane junction. No access would be permitted onto the A149. Subject to adequate access onto the highway network they would not object to this site, however they are concerned on the overall impact of the scale of development. The local road network is inadequate for an allocation of this size. The site is adjacent to the AONB and can be seen from it, so could impact upon the landscape, the site is also adjacent the A149 and a waste disposal site, so this could impact upon the amenity of new residents. A public right of way cross the site.	Parts of the site could be suitable and these are appraised as site 206, 482 and 883	1
1286	-	-	+	+	+/-	-	+	+/-	+	+	+	+/-	+/-	+	+	+	+	+	+	+/-	+	-	This is a large site that is a combination of Sites 883 & 292. The majority of the site is used for agriculture. Loss of grade 3 agricultural land. The site as a whole is inappropriately large in scale for growth in a village. The local highways authority would object to the scale of development. The local road network is inadequate for an allocation of this size. The site is adjacent to the AONB and can be seen from it, so could impact upon the landscape, the site is also adjacent the A149 and a waste disposal site, so this could impact upon the amenity of new residents. A public right of way cross the site.	Parts of the site could be suitable and these are appraised as site 292 and 883	1
819	+/-	-	+	+	+	+	+	+	+	+	+	-	+/-	+	-	+	+	+	+	+	+	+/-	Site 819 is a greenfield site. The site is inappropriately large in scale for a rural village and if the whole site were to be developed this would have a negative impact on the landscape. The site is within a cordon sanitaire. There is a pond on the site. Possible biodiversity issues. Loss of grade 3 agricultural land.	Site is within walking distance to central village services. Development will result in a loss of agricultural land (grade 3) but the land is currently used for pasture and is therefore less productive agricultural land. The site contains an ancient pond therefore drainage, heritage and ecological enhancement will require investigation and any proposed layout will have to respond to this feature. A cordon sanitaire is evident in most parts of the village but the site is confirmed to be at low risk from amenity issues provided there is a minimum of 100m distance between proposed property boundaries and the sewage treatment works. Access to the site is via Pasture Close, however ownership would need to be determined for a small strip of land that is sited between the existing highway and the site boundary. The site is adjacent to development to the north and east and a modest development of 5 dwellings unlikely to be visually intrusive in the landscape. However, the layout of development would require consideration to reduce any negative impact on the amenity of existing residents surrounding the site	1

Site Ref	Availability			Achievability			Deliverable/Developable								
	Proposed use (owner/agent)	Availability	Accept/reject	Market assessment	cost assessment	Density	Area available (Gross)	Developable Area (Net)	Site capacity	Settlement Guide Number of Dwellings	0-5 years	6-10 years	11-15 years	notes	total
1064	Housing - up to 6 dwellings, conventional/affordable	Site proposed by agent on behalf of landowner therefore considered to be available	1	H	L	24.0	0.43	0.39	9	63				Site is outside of the SAD development boundary. Could potentially come forward as a housing site after the current plan period, 2026.	9
HEA 28	Housing	Site proposed by landowner therefore considered to be available	1	M	M	24.0	0.29	0.29	7	63		7		Site within the developmnet boundary so could come forward as a housing site	7
1285	residential, open space and a care home	Site proposed for consideration by landowner through an Agent therefore considered available.	1											Parts of the site could be suitable and these are appraised as site 206, 482 and 883	0
1286	residential and open space	Site proposed for consideration by landowner through an Agent therefore considered available.	1											Parts of the site could be suitable and these are appraised as site 292 and 883	0
819	Housing - affordable & market / open space for recreation	Land submitted more than once by one agent on behalf of landowner.	1	H	M	24.0	3.56	2.67	64	5				Site is outside of the SAD development boundary. Could potentially come forward as a housing site after the current plan period, 2026.	5

0-5 years	6-10 years	11-15 years	Total

Site Ref	Basic Site Information					Suitability Stage 1																
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome?	Accept/reject
187	Hillington	Hillington	RV	Agriculture (permanent pasture)	Land west of Pasture Close,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1
G49.1	Hillington	Hillington	RV	Agriculture (arable land)	Land south of Pasture Close,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1
188	Hillington	Hillington	RV	Agriculture (arable land)	Land south of Pasture Close,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1
230	Hillington	Hillington	RV	Agricultural purposes	Land to west of Wheatfields estate (4.42acres)	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1

Suitability Stage 2																										
Site Ref	Scale of development	Brownfield / Greenfield	Safeguarded areas	Height / Shape	Historic environment	Impact on highways	Impact on services	AONB	Major utilities	Environmental designations	TPO	Biodiversity	Landscape / townscape	HSE Hazard	Proximity to pollution	Amenity	loss of community facility / open space	walking / cycling access to services	Access to open space	Public Right of Way / Bridleway	employment land	Agricultural land	Summary of constraints	Can constraints be overcome?	Accept/reject	
187	+/-	-	+	+	+	+	+	+	+	+	+	-	+/-	+	-	+	+	+	+	+	+	+	+	+	+	1
G49.1	+/-	-	+	+	+	+	+	+	+	+	+	+/-	+/-	+	-	+	+	+	+	+	+	+	-	+	+	1
188	+/-	-	+	+	+	+	+	+	+	+	+	+/-	+/-	+	-	+	+	+	+	+	+	+	-	+	+	1
230	+/-	-	+	+	+	+	+	+	+	+	+	+/-	+	+	-	+	+	+	+	+	+	+	-	+	+	1

Site Ref	Availability			Achievability		Deliverable/Developable									
	Proposed use (owner/agent)	Availability	Accept/reject	Market assessment	cost assessment	Density	Area available (Gross)	Developable Area (Net)	Site capacity	Settlement Guide Number of Dwellings	0-5 years	6-10 years	11-15 years	notes	total
187		Land submitted more than once by one agent on behalf of landowner.	1	H	M	24.0	3.56	2.67	64	5				Figure already counted (see site 819)	0
G49.1		Land submitted more than once by one agent on behalf of landowner.	1	H	L	24.0	2.19	1.64	39	5		5		SAD allocation for 5 dwellings	5
188		Land submitted more than once by one agent on behalf of landowner.	1	H	L	24.0	2.19	1.64	39	5				Part allocated as G49.1	0
230		Site has been sold and in the process of being developed	0			24.0			0	5				Site no longer available	0

Hillington	0	5	5	10
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Site Ref	Basic Site Information					Suitability Stage 1																
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome?	Accept/reject
1071	Hillington	Hillington	RV	Permanent Pasture	Land situated South of Pasture Close,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1
1094	Hillington	Hillington	RV		Land to the rear of 30 & 31 Station Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Entire site within development boundary.	N/A	1
297	Ingoldisthorpe	Ingoldisthorpe	RV	Static Caravan & Storage	Land on Lynn Road,	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Site more than 25m from proposed development boundary	No	0
794	Ingoldisthorpe	Ingoldisthorpe	RV	Paddock/Garden/2 properties	Land at 'Raytvu', Lynn Road, Ingoldisthorpe	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement boundary.	N/A	1
G53.1	Ingoldisthorpe	Ingoldisthorpe	RV	Agricultural	Land situated opposite 143-161 Lynn Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement boundary.	N/A	1
862	Ingoldisthorpe	Ingoldisthorpe	RV	Agricultural	Land situated opposite 143-161 Lynn Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement boundary.	N/A	1
1175	Ingoldisthorpe	Ingoldisthorpe	RV	Agricultural	Land to the west of Lynn Road	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Site is not within 25m of settlement boundary.	No	0
1176	Ingoldisthorpe	Ingoldisthorpe	RV	Agricultural	Land to the east of Lynn Road	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Site is not within 25m of settlement boundary.	No	0

Suitability Stage 2																									
Site Ref	Scale of development	Brownfield / Greenfield	Safeguarded areas	Height / Shape	Historic environment	Impact on highways	Impact on services	AONB	Major utilities	Environmental designations	TPO	Biodiversity	Landscape / townscape	HSE Hazard	Proximity to pollution	Amenity	loss of community facility / open space	walking / cycling access to services	Access to open space	Public Right of Way / Bridleway	employment land	Agricultural land	Summary of constraints	Can constraints be overcome?	Accept / reject
1071	+/-	-	+	+	+	+	+	+	+	+	+	+/-	+/-	+	-	+	+	+	+	+	+	-	Site 1071 is a greenfield site. The site is large in scale. The site is within a cordon sanitaire. There is access through the site to a pumping station. The frontage of the site is covered by mature trees/hedgerow. Possible biodiversity issues. Loss of grade 3 agricultural land.	The site is within walking distance to central village services. Development will result in a loss of agricultural land (grade 3) and the land is currently used for arable farming. Access to the site is via Pasture Close and development could form an extension to the cul-de-sac. A cordon sanitaire is evident in most parts of the village but the site is confirmed to be at low risk from amenity issues. The site provides access to a small sewerage pumping station which would need to be retained. Further investigation must be undertaken to understand heritage issues as the area has evidence of Early Medieval and Medieval occupation. Site is not at risk of flooding (flood zone 1). The site is of a large scale and extends into the countryside. Development of this scale will have an impact on the form and landscape character of the area and would also have an impact on amenities. Development would result in a loss of some established hedgerow. Access would need to be maintained to the field.	1
1094	+/-	+	+	+	+	+/-	+	+	+	+	+	-	+	+	+	+	+	+/-	+	+	+/-	+	Site 1094 is a brownfield site. The site is large in scale. Access is via a narrow road which already serves two dwellings. The site is quite far from the main services. Possible biodiversity issues.	The site is inside the built environment boundary therefore could come forward for development immediately. Part of the site could potentially accommodate minor development. However further consultation with the Highways Agency is required. Ecology assessment may be required.	1
297																									
794	+/-	-	+	+	+	-	+	+	+	+	+	+/-	+/-	+	+	+/-	+	+	+	+	+	-	outbuildings. The site is inappropriately large in scale for a rural village. The greatest constraint to development is the access point, which is considered too narrow to accommodate further development. The	It is considered that the lack of access renders the site unsuitable for residential development; this is reiterated by the Highways Agency.	0
G53.1	+	-	+	+	+	+	+	+	+	+	+	+/-	+	+	+	+	+	+	+	+	+	-	The site comprises a smaller section of site 862 and all of site 1230. It is situated on the northern part of the village, east of Lynn Road. Site is close to village services and relatively central and close to services. Site access is obtainable from Lynn Road although some improvements to footpath links and provision of safe access are required. Development will result in a loss of grade 3 agricultural land although on a lesser scale than the whole of 882. There is no historical significance to the site. There is existing development to the south and west of the site and development would constitute natural extension to existing development along Lynn Road. It is considered possible to prevent adverse impact on the landscape through good quality design and screening	Yes	1
862	+/-	-	+	+	+	+	+	+	+	+	+	+/-	+/-	+	+	+	+	+	+	+	+	-	Site 862 is a greenfield site. The site is inappropriately large in scale for a rural village. The site is adjacent to a busy road. Possible biodiversity impact. Loss of grade 3 agricultural land. Good proximity to services.	Site is located to the north of the village on the eastern side of Lynn Road. Sustainability Appraisal identifies no significant negative effects. Site is close to village services and relatively central and close to services although some improvements to footpaths and provision of safe access are required. Site is not subject to flood risk (Flood Zone 1) but will result in a loss of grade 3 agricultural land. There is no historical significance to the site. It is considered possible to prevent adverse impact on the landscape through good quality design and screening. The scale of the site is too large for the number of dwellings sought in the settlement.	1
1175																									
1176																									

Site Ref	Availability			Achievability		Deliverable/Developable									
	Proposed use (owner/agent)	Availability	Accept/reject	Market assessment	cost assessment	Density	Area available (Gross)	Developable Area (Net)	Site capacity	Settlement Guide Number of Dwellings	0-5 years	6-10 years	11-15 years	notes	total
1071	Housing - affordable & market / open space for recreation	Land submitted more than once by one agent on behalf of landowner.	1	H	L	24.0	2.19	1.64	39	5				Part allocated as G49.1	0
1094	Housing / Community building	Site proposed by agent on behalf of landowner therefore considered to be available	1	H	L	24.0	0.73	0.66	16	5				Site inside the development boundary has PP for 6 dwellings, Already counted in the trajectory	0
297															0
794															0
G53.1	Housing, mixed	Site proposed by agent on behalf of landowner therefore considered to be available	1	H	L						10			SAD allocation for 10 dwellings	10
862	Housing, mixed	Site proposed by agent on behalf of landowner therefore considered to be available	1	H	L	24.0	1.25	1.13	27	8				The site is part allocated by the SAD document as G53.1	0
1175															0
1176															0

	0-5 years	6-10 years	11-15 years	Total
Ingoldisthorpe	10	0	8	18

Site Ref	Basic Site Information					Suitability Stage 1																
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome?	Accept/reject
1178	Ingoldisthorpe	Ingoldisthorpe	RV	Agricultural - left fallow and pond	Land between Hill Road to the north and Lynn Road to the West	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement boundary.	N/A	1
1230	Ingoldisthorpe	Ingoldisthorpe	RV	Garden	Land north of 130 Lynn Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.	N/A	1
1234	Ingoldisthorpe	Ingoldisthorpe	RV	Storage	Land off Coaly Lane to the east of Lynn Road	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Site is further than 25m	Yes - site is adjacent to the development boundary as identified by the SAD document	1
1279	Ingoldisthorpe	Ingoldisthorpe	RV	agriculture	Land west of Lynn Road to rear of dwellings.	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Site is further than 25m	Yes - site is adjacent to the development boundary as identified by the SAD document	1
1291	Ingoldisthorpe	Ingoldisthorpe	RV	not stated	Land adjacent to no.1 Lynn Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+			1
1171	Leziate	Ashwick	RV	Agricultural	Land at Winch Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.	N/A	1
712	North Wootton	North Wootton	SAKLO TMT		Land rear of 12 The Green,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1
NWT 08	North Wootton	North Wootton	SAKLO TMT	none stated	Nursery Lane	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Site wholly within Development Boundary.	N/A	1

Suitability Stage 2																									
Site Ref	Scale of development	Brownfield / Greenfield	Safeguarded areas	Height / Shape	Historic environment	Impact on highways	Impact on services	AONB	Major utilities	Environmental designations	TPO	Biodiversity	Landscape / townscape	HSE Hazard	Proximity to pollution	Amenity	loss of community facility / open space	walking / cycling / access to services	Access to open space	Public Right of Way / Bridleway	employment land	Agricultural land	Summary of constraints	Can constraints be overcome?	Accept / reject
1178	+/-	-	+	+/-	+	+	+	+	+	+	+	+/-	-	+	+	-	+	+	+	+	+	+	Site 1178 is wholly within grade 3 agricultural land although it has been left fallow and was used as pasture land for sheep as the time of site visits. Development could result in the loss of a large pond, which would have biodiversity implications. Land is low lying and wet, including a large pond, which may cause problems for development. The site is next to a busy road; development is likely to have a negative impact on landscape views when entering the village.	Site is centrally located on the junction of Lynn Road and Hill Road in close proximity to services. Sustainability Appraisal identifies no significant negative effects against this site but its location results in an adverse impact on visual amenity of the village. The site is located in Flood Zone 1 so not subject to flooding but drainage may be a factor in this location. Development of the site would result in loss of Grade 3 Agricultural land. The site contains a number of amenity features including a pond and marsh grass which are considered visually appealing and add to Ingoldisthorpe's character. Whilst area not identified as a flood risk area, the water on site would need investigating further.	1
1230	+	-	+	+	+	+	+	+	+	+	+	+/-	+	+	+	+	+	+	+	+	+	-	Site is located to the north of the village on the eastern side of Lynn Road. Sustainability Appraisal identifies no significant negative effects. Site is close to village services and relatively central although some improvements to footpaths and provision of safe access are required. development will result in a loss of Grade 3 Agricultural land. There is no historical significance to the site. The site is of a small scale and cannot accommodate the minimum number of dwellings the Council is seeking to allocate on any one site. However, the site adjoins site 882 to the south-west along Lynn Road creating a confinement that could result in adequate space to accommodate up to 10 dwellings	Yes	1
1234	+	+	+	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+/-	This allocation is remote from the main settlement centre with an inadequate access. The local highway authority would object if this site were included in the plan	no	0
1279	+/-	-	+	+	+	-	+	+	+	+	+	+	-	+	+	+	+	+	+	+	+	-	There is no clear means of access to public highway this results in the local highway authority commenting that they would object if this site were to be allocated. Development here would constitute an undesirable form of backland development.	no	0
1291	+	+	+	+	+	+	+	+	+	+	-	-	+	+	+	+	+	+	+	+	+	+	Site is located to the south of the built up area of Ingoldisthorpe, it would however be separated from the village services and facilities. Site whilst classed as grade 4 agricultural land is entirely within a TPO area.	no	0
1171	+	-	-	+	+	-	+	+	+	+	+	+/-	-	+	+	+	+	-	+	+	+	+	Site 1171 is an agricultural field situated between development to the east and west. The site is in a Silica Sand safeguarded resource and mineral site area (NCC) and Marham airfield safeguarding zone. The site presents one of the few opportunities for infill development in Ashwicken but development would impact on the view from the gardens of some existing residential properties. The site is lower grade agricultural land (grade 4). The site is situated at a considerable distance from village services however the limited services in the village are all restricted to the north of the settlement. There are no footpath links to village services and the surrounding road network is relatively narrow. The Highway Authority objects to the site on grounds of inadequate road network and lack of footpath links. There is significant local objection to the development of this site from the Parish Council and the public.	no	0
712	+	-	+	+	+	-	+/-	-	+	+	+	+/-	+/-	+	+	+	+	+	+	+	+	+	Site 712 is a greenfield site. The site is wholly within the AONB and is therefore unsuitable for major development. Possible impact on biodiversity. Access to the site is unclear, further information on access is required.	Norfolk County Council Highways Authority have reviewed information provided by the agent at preferred options stage and still consider they would object to development based on inadequate access proposal. The site is currently undeveloped agricultural land set behind existing development and contains some pasture with trees and a strongly defined hedgerow with trees along the northern boundary. There is a small wooded area to the west of the site. The site is within the Area of Outstanding Natural Beauty and the Norfolk Coast Partnership support rejection of the site for housing due to potential impact on the AONB. However, the enclosed nature of the site could help to shield any development from the wider countryside but it would present an extension of development into the designated AONB area.	0
NWT 08	+	+	+	+	+	+	+	-	+	+	+	+	+	+	+/-	+	+	+	+	+	+	-	Site NWT is a small garage site therefore brownfield land. The garage is currently in use. Development would result in a loss of employment land. Possible contamination issues. Highway Authority note it would be desirable for a pedestrian and cycle route to be made to All Saints Drive.	If the site ceases to be viable employment land, residential use could be considered.	1

Site Ref	Availability			Achievability			Deliverable/Developable								
	Proposed use (owner/agent)	Availability	Accept/reject	Market assessment	cost assessment	Density	Area available (Gross)	Developable Area (Net)	Site capacity	Settlement Guide Number of Dwellings	0-5 years	6-10 years	11-15 years	notes	total
1178	Housing	Site proposed by landowner therefore considered to be available	1	H	M	24.0	1.11	1.00	24	8				Site is outside of the SAD development boundary. Could potentially come forward as a housing site after the current plan period, 2026.	8
1230	residential	Site proposed for consideration by landowner therefore considered available.	1	H	M									Site allocated as part of G53.1	0
1234	residential	Site proposed by land owner, so considered to be available	0												0
1279	residential	Site proposed for consideration by landowner through an Agent therefore considered available.	0												0
1291	2 residential dwellings	Site proposed for consideration by landowner and later through an Agent therefore considered available.	0												0
1171	Housing	Site proposed by agent on behalf of landowner therefore considered to be available	1	H	L	8.0	1.60	1.20	5	5					0.0
712	residential	Site proposed by land owner, so considered to be available	1												0
NWT 08	Housing - 4 min - 9 max	Site proposed by landowner therefore considered to be available	1	M	H	24.0	0.15	0.15	4					Site not able to provide a minimum of 5 dwellings. The site is with the SAD so could come forward as a windfall housing site	0

	0-5 years	6-10 years	11-15 years	Total
North Wootton	0	0	0	0

Site Ref	Basic Site Information					Suitability Stage 1																
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome?	Accept/reject
1180	North Wootton	North Wootton	SAKLM T			+	+	+	+/-	+/-	+	+	+	+	+	+	+	+	+	Part of site within FZ2 and 3. Part of site within 25m of settlement boundary.	Sequential development of the site could address FZ issues	1
G78.1	Sedgeford	Sedgeford	RV	none stated	Land at Jarvie Close,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1
26	Sedgeford	Sedgeford	RV	none stated	Land at Jarvie Close,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1
768	Sedgeford	Sedgeford	RV	Paddock	Land south of Docking Road,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1
882	Sedgeford	Sedgeford	RV	Last known use farmland	Land West of Jarvie Close	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1
32	Snettisham	Snettisham	KRSC	none stated	Land at Saffronside	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Site more than 25m from proposed development boundary	No	0

Suitability Stage 2																										
Site Ref	Scale of development	Brownfield / Greenfield	Safeguarded areas	Height / Shape	Historic environment	Impact on highways	Impact on services	AONB	Major utilities	Environmental designations	TPO	Biodiversity	Landscape / townscape	HSE Hazard	Proximity to pollution	Amenity	loss of community facility / open space	walking / cycling access to services	Access to open space	Public Right of Way / Bridleway	employment land	Agricultural land	Summary of constraints	Can constraints be overcome?	Accept/reject	
1180	-	+			+			-	+	+	+	+/-									+	+	+	Site 1180 is wholly within an Area of Outstanding Natural Beauty. Development of the site would also result in the loss of grade 4 agricultural land.	Site is at the north western edge of North Wootton village and is currently accessible from a narrow lane. There are no footpaths to services. Improvements to pedestrian and highway access could be made as part of any development which would also improve access to the Rugby Club. Norfolk County Council Highways Authority state that local footway links and road network is inadequate for this scale of development and that the site should not be considered for housing. The site is within the Area of Outstanding Natural Beauty and currently forms a network of fields bordered by hedgerow and trees with a few houses to the north and south of the site. Norfolk Coast Partnership and Natural England do not support development at this location because of the visual impact on the countryside and AONB. The site contains a couple of historic environment records and therefore further investigation on the heritage would be advisable prior to development	0
G78.1	+/-	-	+	+	+	+	+	-	+	+	+	-	+	+	+	+	+	+	+	+	+	-	Site is a greenfield meadow site. The site is within the AONB and therefore unsuitable for major development. There is existing residential development to the north, east and south of the site therefore development on this site would constitute infill development. There are domestic pylons across the site. Potential impact on biodiversity. Loss of grade 3 agricultural land.	The site is surrounded by development on three sides and an access point is available from the new affordable housing development on Jarvie Close. Norfolk County Council Highways Authority indicates this is their preferred site for housing in Sedgeford. Development would result in the loss of agricultural land (grade 3) although the site is unused and its proximity to surrounding development makes it unsuitable for agricultural use. The site is adjacent to the designated Area of Outstanding Natural Beauty but due to its location (surrounded by development on all but one side) and the natural topography of the site it is considered that sensitive development could avoid adverse harm to this designation. Sedgeford Conservation Area is of a distance to the south of the site and there are no Historic Environment Records relating to the site therefore there is unlikely to be any heritage impacts.	1	
26	+/-	-	+	+	+	+	+	-	+	+	+	-	+	+	+	+	+	+	+	+	+	-	Site 26 is a greenfield meadow site. The site is within the AONB and therefore unsuitable for major development. There is existing residential development to the north, east and south of the site therefore development on this site would constitute infill development. There are domestic pylons across the site. Potential impact on biodiversity. Loss of grade 3 agricultural land.	The Core Strategy identifies sustaining existing services in rural villages as a priority, this includes some minor development (small-scale infilling or affordable housing) in settlements within the AONB. An ecology report would be required before development. Site requires comparative assessment in the Site Specific Allocations and Policies DPD. If allocating, consultation with DEFRA would be required. Any development would need to be sensitive to the setting of the AONB through quality design, layout and materials.	1	
768	+/-	-	+	+/-	+	+/-	+	+	+	+	+	+/-	+/-	+	+	+	+	+	+	+	+	+/-	Site 768 is a greenfield site used for paddocks. Site is adjacent to the Conservation Area. The site is surrounded by countryside on three sides. The site is behind the existing frontage of houses, accessible via a narrow track which slopes upward making the site prominent in the landscape (although it is screened by hedgerow). Development behind housing in this location would not be in keeping with the form and character of the settlement. Loss of grade 3 agricultural land. Possible biodiversity issues.	Site scores positively in relation to sustainability indicators: 'Access to Services', 'Community & Social' and 'Flood Risk'. Access can be achieved onto Docking Road and Norfolk County Council Highways Authority indicate they would not object providing a safe and deliverable access and improvements to the footway network. Development would result in the loss of agricultural land (grade 3) although the site is currently used as pasture and is within close proximity to surrounding development. The site is adjacent to Sedgeford Conservation Area in an elevated position but as it is set back behind existing development the site is screened from the Conservation Area. It is considered any adverse harm to heritage could be mitigated by design. The site is not within the Area of Outstanding Natural Beauty but is surrounded by a small cove of trees to the west and undeveloped countryside to the south and east, therefore development would begin to encroach into the countryside.	1	
882	+/-	-	+	+	+	+	+	-	+	+	+	-	+	+	+	+	+	+	+	+	+	-	Site 26 is a greenfield meadow site. The site is within the AONB and therefore unsuitable for major development. There is existing residential development to the north, east and south of the site therefore development on this site would constitute infill development. There are domestic pylons across the site. Potential impact on biodiversity. Loss of grade 3 agricultural land.	The Core Strategy identifies sustaining existing services in rural villages as a priority, this includes some minor development (small-scale infilling or affordable housing) in settlements within the AONB. An ecology report would be required before development. Site requires comparative assessment in the Site Specific Allocations and Policies DPD. If allocating, consultation with DEFRA would be required. Any development would need to be sensitive to the setting of the AONB through quality design, layout and materials.	1	
32																									0	

Site Ref	Availability			Achievability			Deliverable/Developable							total	
	Proposed use (owner/agent)	Availability	Accept/reject	Market assessment	cost assessment	Density	Area available (Gross)	Developable Area (Net)	Site capacity	Settlement Guide Number of Dwellings	0-5 years	6-10 years	11-15 years		notes
1180															0
G78.1	Housing	Site proposed by landowner therefore considered to be available	1	H	L	24.0	0.66	0.60	14	10				SAD allocation for 6 dwellings	10
26	Housing	Site proposed by landowner therefore considered to be available	1	H	L	24.0	0.66	0.60	14	6				Allocated within the SAD as G78.1	0
768	Housing	Site proposed by landowner therefore considered to be available	1	H	L	24.0	0.54	0.48	12	6				Site is outside of the SAD development boundary. Could potentially come forward as a housing site after the current plan period, 2026.	6
882	Housing, 20 plus	Site proposed by Parish Council and landowner therefore considered to be available.	1	H	L	24.0	0.66	0.60	14	6				Allocated within the SAD as G78.1	0
32	Housing	Site proposed by landowner therefore considered to be available	1												0

	0-5 years	6-10 years	11-15 years	Total
Sedgeford	10	0	6	16

0-5 years	6-10 years	11-15 years	Total

Site Ref	Basic Site Information					Suitability Stage 1																
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome?	Accept/reject
G83.1	Snettisham	Snettisham	KRSC	Grazing pasture	Land south of Common Road,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
189	Snettisham	Snettisham	KRSC	Grazing pasture	Land south of Common Road,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
190	Snettisham	Snettisham	KRSC	Arable production and is growing under licence Lavender reflecting the free draining low quality soil.	Land at Home Farm, north of Common Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.		1
191	Snettisham	Snettisham	KRSC	Former Allotments	Land adjacent Allotment Plantation, Common Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.		1
192	Snettisham	Snettisham	KRSC	Allotment & Meeting Hall	Land at Church Road/Manor Lane,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
193	Snettisham	Snettisham	KRSC	agricultural land	Land adjoining Sedgford Road,	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Site more than 25m from proposed development boundary	No	0
549	Snettisham	Snettisham	KRSC	Grazing/Agricultural	Land south of Common Road,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1

Suitability Stage 2																										
Site Ref	Scale of development	Brownfield / Greenfield	Safeguarded areas	Height / Shape	Historic environment	Impact on highways	Impact on services	AONB	Major utilities	Environmental designations	TPO	Biodiversity	Landscape / townscape	HSE Hazard	Proximity to pollution	Amenity	loss of community facility / open space	walking / cycling access to services	Access to open space	Public Right of Way / Bridleway	employment land	Agricultural land	Summary of constraints	Can constraints be overcome?	Accept/reject	
G83.1	+	-	+	+	+	+	+		+	+/-	+	+/-	+	+	+	+	+	+	+	+	+	+	+	+	+	1
																							This site is comprised of sites 189/549 and 1284. Consequently sustainability scores are similar, with G82.1 registering a positive for the factor 'access to services' as it is reasonable close to a number of village services. 'community & social' registers a positive as the size of the site means it is able to deliver the desired allocation number for new dwellings based on the Council's preferred method of distributing new development and therefore the desired number of affordable houses. There would be a neutral impact in the category 'economy A business', there are both positive and negative aspects in relation to 'economy B food production' as development would see the loss of grade 4 agricultural land (poor quality) and some grade 3 agricultural land (moderate quality). The site located within Flood Zone 1, hence the positive score for 'flood risk'. Heritage impacts can be mitigated through further investigations. The site is surrounded by existing development on the east, south and west aspects, this acts as screening resulting in a neutral impact on 'landscape & amenity' and 'natural environment'. The score for 'highways & transport' reflects the fact that the Highway Authority identifies this location as their preferred site in Snettisham	Yes		
189	+	-	+	+	+	+	+		+	+/-	+	+/-	+	+	+	+	+	+	+	+	+	+	+	+	+	1
																							Site 189 is a greenfield site. The site is adjacent to the AONB but not within it. The eastern part of the site has now been developed for residential use, and there is development to the north and south of the site. Possible biodiversity impact. Part of the site is grade 3 agricultural land.	The site is surrounded by existing development with good access to village services. Site access is obtainable from Common Road. The site is screened by existing development on the east, west and partly to the south and is likely to have neutral impact on landscape amenity. Site is not subject to flood risk (zone 1). The site is partly in grade 4 agricultural land (poor quality) and partly in grade 3 agricultural land (moderate quality). Impact on archaeological/historic assets on the site can be mitigated through further investigations.		
190	+/-	-	+	+	+	+	+		+	-	+	+/-	+/-	+	+	+/-	+	+	+	-	+	+			1	
																							Site 190 is a predominantly greenfield site used for agriculture. Part of the site has already been developed providing 15 affordable dwellings. The site is wholly within the AONB therefore only minor development would be appropriate. The site is inappropriately large in scale for a rural village. There is a public right of way across the site. The amenity of potential residents may be affected by vehicular noise from the A149. Potential impact on biodiversity.	The site is not as integrated with existing development as alternative options. It is not screened from the wider countryside and development would have a negative impact on the landscape amenity in comparison to alternative options. Site is wholly within the AONB. Site is not subject to flood risk (flood zone 1). It is accessible to some village services. Site access is obtainable. Impact on archaeological/historic assets on the site can be mitigated through design. Development of the site would result in loss of grade 4 (poor quality) and grade 3 (moderate quality) agricultural land. Subject to a safe access and safe visibility being achieved onto Common Road the Highway Authority would not object if this site were included in the plan		
191	+/-	-	+	+	+	+	+/-		+	-	+	+/-	+/-	+	-	+	+	-	+	+/-	+	-			0	
																							Site 191 is wholly within the AONB and therefore only minor development is possible. Part of the site is greenfield and is currently meadow, a small part of the site has been previously developed. The site is inappropriately large in scale for a rural village. There is a public right of way across the north edge of the site. The site is distant from the main built up area of the village and would require crossing the busy A149 to reach key services. Development of this site would encroach on the countryside to the north and west. Loss of grade 3 agricultural land. Possible biodiversity issues. Site is a possible waste disposal site. Norfolk County Council indicate site is remote from the settlement and would therefore be subject to objection from the Highway Authority and unsuitable in landscape terms.	Although the site is adjacent to development at the eastern edge, the site is located separated from the village centre and services by the A149, and therefore it is not considered an appropriate location for housing. Furthermore, only minor development is potentially acceptable in the AONB which is unlikely to warrant necessary infrastructure to provide a safe crossing of the A149. Impact on the landscape cannot be justified. Constraints cannot be overcome. This allocation is remote from the settlement. The Highway Authority would object if this site were included in the plan		
192	+	+/-	+	+	-	+/-	+		+	+	+	+/-	+/-	+	+	+	-	+	+	+	+	+			1	
																							Site 192 is used for small allotments and a meeting hall for the Royal British Legion, therefore, development on the site would result in a loss of a community facility, allotments and would alter the landscape/townscape. The site is wholly within the Conservation Area. There are domestic pylons on the site. Possible biodiversity issues.	It lies wholly within Snettisham Conservation Area. Development on the site would result in the loss of community facilities including allotments and a meeting hall. The site falls within grade 4 agricultural land which is of 'poor quality'. Ability to achieve site access is dependent on road improvements		
193																										0
549	+	-	+	+	+	+	+		+	+/-	+	+/-	+	+	+	+	+	+	+	+	+	+	+	+	1	
																							Site 549 is a greenfield site. The site is adjacent to the AONB but not within it. The eastern part of the site has now been developed for residential use, and there is development to the north and south of the site. Possible biodiversity impact. Part of the site is grade 3 agricultural land.	The site is surrounded by existing development with good access to village services. Site access is obtainable from Common Road. The site is screened by existing development on the east, west and partly to the south and is likely to have neutral impact on landscape amenity. Site is not subject to flood risk (zone 1). The site is partly in grade 4 agricultural land (poor quality) and partly in grade 3 agricultural land (moderate quality). Impact on archaeological/historic assets on the site can be mitigated through further investigations.		

Site Ref	Availability			Achievability		Deliverable/Developable									
	Proposed use (owner/agent)	Availability	Accept/reject	Market assessment	cost assessment	Density	Area available (Gross)	Developable Area (Net)	Site capacity	Settlement Guide Number of Dwellings	0-5 years	6-10 years	11-15 years	notes	total
G83.1	Housing	Site proposed by two agents on behalf of landowner therefore considered to be available	1	H	L					34	20	14		SAD allocation for 34 dwellings	34
189	Housing	Site proposed by two agents on behalf of landowner therefore considered to be available	1	H	L	24.0	0.85	0.65	16	34				Site allocated with the SAD as part of G83.1	0
190	Housing	Site proposed by two agents on behalf of landowner therefore considered to be available	1	H	L	24.0	8.20	6.15	148	34			20	Site is outside of the SAD development boundary. Could potentially come forward as a housing site after the current plan period, 2026.	20
191	Housing	Site proposed by two agents on behalf of landowner therefore considered to be available	1	H	L										0
192	Housing	Site proposed by two agents on behalf of landowner therefore considered to be available	1	H	L	24.0	0.17	0.17	4	34				Site not able to provide a minimum of 5 dwellings	0
193	Housing	Site proposed by two agents on behalf of landowner therefore considered to be available	1	H	L										0
549	Housing, Approx 20 Conventional / Affordable	Site proposed by two agents on behalf of landowner therefore considered to be available	1	H	L	24.0	0.85	0.76	18	34				Site allocated with the SAD as part of G83.1	0

Snettisham	20	23	40	83
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Site Ref	Basic Site Information					Suitability Stage 1															summary of constraints	Can constraints be overcome?	Accept/reject
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens				
550	Snettisham	Snettisham	KRSC	Grazing/Agricultural	Land at Home Farm, north of Common Road,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	
551	Snettisham	Snettisham	KRSC	Agricultural	Land adjacent Allotment Plantation, Common Road,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	
552	Snettisham	Snettisham	KRSC	Allotment & Meeting Hall	Land at Church Road/Manor Lane,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	
553	Snettisham	Snettisham	KRSC		Land adjoining Sedgford Road,	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Site more than 25m from proposed development boundary	Constraint cannot be overcome.	0	
700	Snettisham	Snettisham	KRSC	Builders Merchants	Land on School Road,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	
854	Snettisham	Snettisham	KRSC	Former Halls Foundation Quarry. Still used for storage of recycled materials. Office & weighbridge still in use.	Frimstone Quarry, Norton Hill,	-	+	+	+	+	+	+	+	+	+	-	+	+	+	Site wholly within SSSI & AONB.	Constraint cannot be overcome.	0	
1098	Snettisham	Snettisham	KRSC	Grazing/Agricultural	Land North of Hall Farm, bordering Half Moon Plantation	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Site more than 25m from proposed development boundary	Constraint cannot be overcome.	0	
1205	Snettisham	Snettisham	KRSC			+	-	-	+	+	+	+	+	+	+	+	+	+	+	Sited wholly within flood zones 2 & 3 fluvial	Site fails the principles of a sequential approach to development. Constraints cannot be overcome.	0	
SNE 12	Snettisham	Snettisham	KRSC		School Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	
1254	Snettisham	Snettisham	KRSC	agriculture	Land between Lynn Road and Station Road	+/-	+/-	+/-	+	+	+	+/-	+	+	+	+	+	+	+	Part of the site is constrained by fluvial flood zone 2 and 3. The site is within close proximity of a Scheduled AMON. Part of the site is within 25m of the settlement	Yes - only use the part not constrained by flooding. Sensitive design scheme could mitigate negative impacts upon the setting of the scheduled AMON	1	
1282	Snettisham	Snettisham	KRSC	not stated	Land north of Poppyfield	-	+	+	+	+	+	+	+	+	+	+	+	+	+	The site is at a distance from the 1998 development boundary, but is adj. to the SAD development boundary	Yes	1	
1283	Snettisham	Snettisham	KRSC	Commercial	Land north of Beach Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.		1	
1284	Snettisham	Snettisham	KRSC	not stated	Land adj. Teal Close	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	

Suitability Stage 2																									
Site Ref	Scale of development	Brownfield / Greenfield	Safeguarded areas	Height / Shape	Historic environment	Impact on highways	Impact on services	AONB	Major utilities	Environmental designations	TPO	Biodiversity	Landscape / townscape	HSE Hazard	Proximity to pollution	Amenity	loss of community facility / open space	walking / cycling access to services	Access to open space	Public Right of Way / Bridleway	employment land	Agricultural land	Summary of constraints	Can constraints be overcome?	Accept / reject
550	+/-	-	+	+	+	+	+		+	-	+	+/-	+/-	+	+	+/-	+	+	+	-	+	+	Site 550 is a predominantly greenfield site used for agriculture. Part of the site has already been developed providing 15 affordable dwellings. The site is wholly within the AONB therefore only minor development would be appropriate. The site is inappropriately large in scale for a rural village. There is a public right of way across the site. The amenity of potential residents may be affected by vehicular noise from the A149. Potential impact on biodiversity.	Part of the site is potentially suitable. The site is outside the built environment boundary therefore requires comparative assessment to determine whether appropriate for allocation in the Site Allocation and Policies DPD. An ecology report may be required. Noise could be reduced through screening. Public right of way should be maintained. Subject to safe access and safe visibility being achieved onto Common Road.	1
551	+/-	-	+	+	+	-	+/-		+	-	+	+/-	-	+	-	+	+	-	+	+/-	+	-	Site 551 is wholly within the AONB and therefore only minor development is possible. Part of the site is greenfield and is currently meadow, a small part of the site has been previously developed. The site is inappropriately large in scale for a rural village. There is a public right of way across the north edge of the site. The site is distant from the main built up area of the village and would require crossing the busy A149 to reach key services. Development of this site would encroach on the countryside to the north and west. Loss of grade 3 agricultural land. Possible biodiversity issues. Site is a possible waste disposal site. Norfolk County Council indicate site is remote from the settlement and would therefore be subject to objection from the Highway Authority and is unsuitable in landscape terms.	Although the site is adjacent to development at the eastern edge, the site is located separated from the village centre and services by the A149, and therefore it is not considered an appropriate location for housing. Furthermore, only minor development is potentially acceptable in the AONB which is unlikely to warrant necessary infrastructure to provide a safe crossing of the A149. Impact on the landscape cannot be justified. Constraints cannot be overcome.	0
552	+	+/-	+	+	-	+	+		+	+	+	+/-	+/-	+	+	+	-	+	+	+	+	+	Site 552 is used for small allotments and a meeting hall for the Royal British Legion, therefore, development on the site would result in a loss of a community facility, allotments and would alter the landscape/townscape. The site is wholly within the Conservation Area. There are domestic pylons on the site. Possible biodiversity issues.	The site is outside the built environment boundary therefore requires comparative assessment to determine whether appropriate for allocation in the Site Allocation and Policies DPD. An ecology report may be required. Impact on the Conservation Area and loss of community facilities would be a key consideration in determining whether appropriate for allocation.	1
553																									0
700	+	+	+	+	-	+/-	+/-		+	+	+	+	+/-	+	+/-	+/-	+	+	+	+	-	+	Site 700 is brownfield land and is currently used for a building supply business. Residential development on this site would result in a loss of employment land in the centre of the village. The site is wholly within the Conservation Area and adjacent to Listed Buildings. Possible contamination due to previous use. Potential amenity issues - parking and overlooking. Visibility may be an issue.	The site is within the built environment boundary and therefore would not require allocation. This site is potentially suitable for residential use depending upon the viability of the existing employment use. Any development would have to sensitive considering layout, materials, design and access to minimise impact on Conservation Area and mitigate impact on amenity.	1
854																									0
1098																									0
1205																									0
SNE 12	+	+	+	+	-	+/-	+/-		+	+	+	+	+/-	+	+/-	+/-	+	+	+	+	-	+	Site SNE 12 is brownfield land and is currently used for a building supply business. Residential development on this site would result in a loss of employment land in the centre of the village. The site is wholly within the Conservation Area and adjacent to Listed Buildings. Possible contamination due to previous use. Potential amenity issues - parking and overlooking. Visibility may be an issue.	The site is within the built environment boundary and therefore would not require allocation. This site is potentially suitable for residential use depending upon the viability of the existing employment use. Any development would have to sensitive considering layout, materials, design and access to minimise impact on Conservation Area and mitigate impact on amenity.	1
1254	+	-	+/-	+	+/-	+/-	+		+	+	+	+	-	+	+	+/-	+	+	+/-	+/-	+	-	Development would result in loss of moderate quality agricultural land (grade 3). Impact on settings of the heritage asset adjacent the site can be mitigated through design. Further investigation of the AMON and its setting would be required. The site is screened by existing development on the west and partly on the north, but is not screened from the wider countryside on the south and east. Development could be harmful to the visual and landscape amenity of the area. the Highway Authority would not object if this site were included in the plan. Scale needs to be in keeping with the local road network. There is a public right of way that runs along the eastern boundary of the site, past of the site is within an airfield safeguard zone.	no	0
1282	+/-	-	+	+	+	+	+		+	+	+	+	+/-	+	+	+	+	+	+	+	+	-	The site is identified as grade 3 agricultural land. The site is adjacent to the AONB but not within it. The site is screened by existing development on the east, south and partly to the north. It is not screened from the wider countryside on the west but impact on landscape amenity can be mitigated by natural screening	Yes	1
1283	+	+/-	-	+	+	+	+		+	+	+	+	+/-	+	+	+	+	+	+	-	-	-	development of the site would result in the loss of employment land. There is a public right of way that runs through the site. The site is identified as grade 3 agricultural land	no	0
1284	+	-	+	+	+	+	+		+	+	+	+	+	+	+	+	+	+	+	+	+	-	The site is identified as grade 3 agricultural land	Yes	1

Site Ref	Availability			Achievability		Deliverable/Developable									
	Proposed use (owner/agent)	Availability	Accept/reject	Market assessment	cost assessment	Density	Area available (Gross)	Developable Area (Net)	Site capacity	Settlement Guide Number of Dwellings	0-5 years	6-10 years	11-15 years	notes	total
550	Housing, Approx 100 Conventional / Affordable	Site proposed by two agents on behalf of landowner therefore considered to be available	1	H	L	24.0	8.20	6.15	148	35				Figure already counted (see site 190)	0
551	Housing, Approx 60 conventional/affordable	Site proposed by two agents on behalf of landowner therefore considered to be available	1	H	L										0
552	Housing, Approx 4 Conventional / Affordable	Site proposed by two agents on behalf of landowner therefore considered to be available	1	H	L	24.0	0.17	0.17	4	34				Figure already counted (see site 192)	0
553		Site proposed by two agents on behalf of landowner therefore considered to be available	1	H	L										0
700	Housing	Site proposed by landowner therefore considered to be available	1	M	M	24.0	0.39	0.39	9	34		9		Site within the developmnet boundary so could come forward as a housing site	9
854	Housing/ Employment/ Leisure		0												0
1098	Housing, Approx 40 Conventional / Affordable	Site proposed by agent on behalf of landowner therefore considered to be available	1												0
1205			0												0
SNE 12	Housing	Site proposed by landowner therefore considered to be available	1	M	M	24.0	0.40	0.40	10	34				Figure already counted (see site 700)	0
1254	residential	Site proposed for consideration by landowner and later through an Agent therefore considered available.	0												0
1282	residential	Site proposed by land owner, so considered to be available	1	H	L	3.46	2.59	24.00	62.16	34.00			20.00	site is outside of the SAD DB. Could come forward after the current plan period.	20
1283	commercial / employment site	Site proposed by land owner, so considered to be available	0											Site not suitable for housing but could be considered as employment / commercial land	0
1284	residential	Site proposed by land owner, so considered to be available	1											Allocated for housing in SAD in combination with sites 189 & 549 to form G83.1. Figure	0

Site Ref	Basic Site Information					Suitability Stage 1																
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome?	Accept/reject
E3.1	South Wootton	South Wootton	SAKLO TMT		Hall Lane	+	+	+	+/-	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 tidal.	Yes	1
155	South Wootton	South Wootton	SAKLO TMT	none stated	Land north of Edward Benefer Way,	+	+	+	+/-	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 tidal.	Yes. Unconstrained area.	1
157	South Wootton	South Wootton	SAKLO TMT	none stated	Land at Nursery Lane,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Site wholly within Development Boundary.	N/A	1
415	South Wootton	South Wootton	SAKLO TMT	Agriculture	Land at South Wootton	+	+	+	+/-	+/-	+	+	+	+	+	+	+	+	+	A small section of the site is unconstrained by flood zones 2 and 3.	Yes only area of site not affected by flood zones.	1
446	South Wootton	South Wootton	SAKLO TMT	Bare Arable	Land at Gap Farm,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly within the AONB.	Yes. Not major development	1
E4.1	Castle Rising / South Wootton / King's Lynn	South Wootton, Knights Hill	SAKLO TMT		Knights Hill	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Part of site within 25m of settlement.	Yes	1
568	South Wootton	South Wootton	SAKLO TMT		Land at Grimston Road,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
789	South Wootton	South Wootton	SAKLO TMT	Grassland/Agricultural	Land at 150 Grimston Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
817	South Wootton	South Wootton	SAKLO TMT	Arable	Land adjacent to Cedar Lodge, Grimston Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly within the AONB.	Yes. Not major development	1

Suitability Stage 2																									
Site Ref	Scale of development	Brownfield / Greenfield	Safeguarded areas	Height / Shape	Historic environment	Impact on highways	Impact on services	AONB	Major utilities	Environmental designations	TPO	Biodiversity	Landscape / townscape	HSE Hazard	Proximity to pollution	Amenity	loss of community facility / open space	walking / cycling access to services	Access to open space	Public Right of Way / Bridleway	employment land	Agricultural land	Summary of constraints	Can constraints be overcome?	Accept/reject
E3.1	+	-	+	+	+	+	+	+	+	+/-	+/-	+/-	+	+	+	+	+	+	+	+/-	+	-	The site scores well in relation to 'access to services' being in close proximity to a number of local services and facilities. Although part of the overall site is subject to flood risk, hence the positive and negative score in this factor, this doesn't affect the western part of the site proposed for housing development and sensitive uses. The critical advantage of the site, relative to the alternatives available, is the scoring in relation to access to the wider road network and the absence of protected landscape constraints.	Yes	1
155	+	-	+	+	+	+	+/-	+	+	+/-	+	+/-	+/-	+	+	+	+	+	+	+/-	+	-	Site 155 is a greenfield site. The site is within Gaywood Valley project area. The site is partially constrained by flood zone 2. Access would need to be configured. Highways Authority state that if the site was brought forward with adjacent sites development would be well located with good public transport links to Kings Lynn. Development will result in a loss of grade 3 agricultural land and will impact on the current landscape and encroach on the countryside. Possible impact on biodiversity.	The site is outside the built environment boundary but is located in the wider strategic direction of growth to King's Lynn identified in the Core Strategy for the Borough. The site will undergo more detailed comparative assessment in the Site Specific Allocations and Policies DPD to determine whether part or the whole site is suitable for allocation. No absolute constraints to development have been identified, although development in the flood zone would have to be assessed and consultation with the Environment Agency would be required. Norfolk County Council indicate a strong landscape buffer to the west would be required.	1
157	+	-	+	+	+	+	+	+	+	+	+/-	+/-	+/-	+	+	+	+	+	+	+/-	+	+	Site 157 is a greenfield site within the built up area of South Wootton. There is a public right of way running across the southern edge of the site. There is a woodland TPO on part of the site. Development would have an impact on the existing townscape and would result in a loss of green space in the urban area. Formally appeal upheld by inspector against development on the site due to its significance as open land separating two villages from joining together. However, the site is ideally located for access to services and open space and development would not encroach on the wider countryside. To create access to the site some hedgerow would be lost. Potential biodiversity impact.	The public right of way would need to be maintained. Although there would be a loss of open land, the site is immediately adjacent to extensive publicly accessible open space. An ecology report may be required. Area around protected trees would be safeguarded.	1
415	+	-	+	+	+	+	+/-	+	+	+/-	+	+/-	+/-	+	+	+	+	+	+	+	+	-	Site 415 is greenfield land. The site is large in scale. The site is within the Gaywood Valley project area. The western half of the site is within tidal flood zone 2. Access would need to be configured. Highways Authority state that if the site was brought forward with adjacent sites development would be well located with good public transport links to Kings Lynn. Development will result in a loss of grade 3 agricultural land and will impact on the current landscape and encroach on the countryside. Possible impact on biodiversity.	The site is outside the built environment boundary but is located in the wider strategic direction of growth to King's Lynn identified in the Core Strategy for the Borough. The site will undergo more detailed comparative assessment in the Site Specific Allocations and Policies DPD to determine whether part or the whole site is suitable for allocation. No absolute constraints to development have been identified, although development in the flood zone would have to be assessed and consultation with the Environment Agency would be required. Norfolk County Council indicate a strong landscape buffer to the west would be required.	1
446	+/-	-	+	+	+	+	+/-	-	+	+	+	+/-	+/-	+	+	+	+	+/-	+/-	+	+	+	Site 446 is greenfield agricultural land. The site is large in scale. The site is wholly within the AONB therefore is unsuitable for major development. The site is fairly distant from convenience services and fronts onto a busy road. Potential impact on biodiversity. Any development will impact on the landscape and AONB.	There is potential for minor development on a small part of the site, provided this is well screened. The site is outside the built environment boundary therefore requires comparative assessment to determine whether appropriate for allocation in the Site Allocation and Policies DPD. An ecology report may be required.	1
E4.1	+	-	+	+	+/-	+	+	+	+	+/-	+	+/-	+	+	+	+	+	+	+	+	+	-	The site is close to heritage assets and TPO areas, partial with the Gaywood Valley environmental designation and close to Refley Woods. The Core Strategy identified the general location of this housing expansion area as an appropriate location for growth. This expansion approach and alternative strategies were subject to sustainability assessment at the time and the approach chosen was judged to be sound. In practice there are no obvious reasonable alternative options to the site identified and assessed here.	The site has an identifiable access point, supported by the Highway Authority. The impact on the 'landscape and amenity', 'natural environment' depend on how the scheme is implemented as potentially negative impacts could be mitigated through good design. The policy will recognise that there are several heritage assets nearby but requires their setting to be protected, following a heritage assessment. This approach should avoid any significant negative effects. It will also require development to be subject to: an ecological assessment, landscape and arboricultural assessment and a heritage assessment.	1
568	+	-	+	+	+	+	+/-	+	+	+	+	+/-	+/-	+	+	+	+	+/-	+/-	+	+	+	Site 568 is greenfield land. The site is distant from services and accessible open space. Possible biodiversity issues and impact on the landscape.	Yes	1
789	+	-	+	+	+	+	+/-	+	+	+	+	+/-	+/-	+	+	+	+	+/-	+/-	+	+	+	Site 789 is greenfield land. The site is distant from services and accessible open space. Development. Possible biodiversity issues and impact on the landscape.	Yes	1
817	+	-	+	+	+	+	+/-	-	+	+	+	+/-	+/-	+	+	+	+	+/-	+/-	+	+	+	Site 817 is greenfield agricultural land. The site is wholly within the AONB therefore is unsuitable for major development. The site is fairly distant from convenience services and fronts onto a busy road. Potential impact on biodiversity. Any development will impact on the landscape and AONB.	There is potential for minor development on the site, provided this is well screened. The site is outside the built environment boundary therefore requires comparative assessment to determine whether appropriate for allocation in the Site Allocation and Policies DPD. An ecology report may be required.	1

Site Ref	Availability			Achievability			Deliverable/Developable								
	Proposed use (owner/agent)	Availability	Accept/reject	Market assessment	cost assessment	Density	Area available (Gross)	Developable Area (Net)	Site capacity	Settlement Guide Number of Dwellings	0-5 years	6-10 years	11-15 years	notes	total
E3.1			1	M	M						300.00			SAD allocation for 300 dwellings	300
155	none stated	Site proposed by landowner therefore considered to be available	1	M	M	24.0	49.14	36.85	884					Part allocated as E3.1 within the SAD	0
157	none stated	Site proposed by landowner therefore considered to be available	1	M	L	24.0	3.58	2.68	64			50	14	Site is within the developmnet boundary so could potentially come forward as a housing site	64
415	Housing	Site proposed by agent on behalf of landowner therefore considered to be available	1	M	M	24.0	49.14	36.85	884					Part allocated as E3.1 within the SAD	0
446	Housing, TBC	Site proposed by more than one agent on behalf of landowner therefore considered to be available	1	M	L	24.0	9.02	6.76	162					Figure already counted (see site 817)	0
E4.1	Housing		1	M	L						240	300	60	SAD alloaction for 600 dwellings	600
568		Site proposed by agent on behalf of landowner therefore considered to be available	1	M	L	24.0	3.28	2.46	59					Allocated as part of E4.1 in the SAD	0
789	Housing, Approx 60-80 dwellings	Site proposed by agent on behalf of landowner therefore considered to be available	1	M	L	24.0	2.43	1.82	44					Allocated as part of E4.1 in the SAD	0
817	Housing/Employment/Leisure	Site proposed by agent more than once on behalf of landowner therefore considered to be available	1	M	L	24.0	9.02	6.76	162				10	The site is outside of the developmnet boundary, so could come forward as a potental housing site after the current plan period, 2026. The site is within the AONB and therefore developmnet is limited to to small scale	10

	0-5 years	6-10 years	11-15 years	Total
South Wootton	540.00	370.00	84.00	994

Site Ref	Availability			Achievability			Deliverable/Developable								
	Proposed use (owner/agent)	Availability	Accept/reject	Market assessment	cost assessment	Density	Area available (Gross)	Developable Area (Net)	Site capacity	Settlement Guide Number of Dwellings	0-5 years	6-10 years	11-15 years	notes	total
818	Housing/Employment/Leisure	Site proposed by agent on behalf of landowner therefore considered to be available	1	M	L	24.0	9.02	6.76	162					Figure already counted (see site 817)	0
928	Housing, 150 dwellings, mixed use	Site proposed by landowner therefore considered to be available	1	M	L	24.0	6.19	4.64	111					Figure already counted see 155/415	0
559	none stated	Site proposed by agent on behalf of landowner therefore considered to be available	1	M	L	24.0	19.59	14.69	353					Allocated as part of E4.1 in the SAD	0
944	Housing - approx 130 -190 dwellings of mixed use	Site proposed by landowner therefore considered to be available	1	M	L	24.0	3.83	2.87	69					Allocated as part of E4.1 in the SAD	0
996	Housing, 10-14 dwellings, market housing	Site proposed by agent on behalf of landowner therefore considered to be available	1	M	L	24.0	0.42	0.38	9					Site is within the developmnet boundary so could potentially come forward as a housing site, but as it is a garden to a residential dwelling it will not be counted here.	0
1014		Site proposed by agent on behalf of landowner therefore considered to be available	1	M	M	24.0	13.75	10.31	247					Allocated as part of E3.1 within the SAD	0
SWT 26	Housing	Site proposed by landowner therefore considered to be available	1	M	M	24.0	0.92	0.83	20			20		Site is within the developmnet boundary and providing it meets the criteria set out in CS10, could come ofward as a potential housing site	20
590		Site proposed by landowner therefore considered to be available	1												0
1152	Housing	Site proposed by landowner therefore considered to be available	1												0
1153	Housing	Site proposed by landowner therefore considered to be available	1												0
1266														Section of open space added to E4.1	0

Site Ref	Basic Site Information					Suitability Stage 1																
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome?	Accept/reject
218	Syderstone	Syderstone	RV	Agricultural	Land on the west side of Tattersett Road,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site within 25 metres of development boundary. No identified stage 1 constraints.	N/A	1
224	Syderstone	Syderstone	RV	Agricultural	Land east of Tattersett Road,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site within 25 metres of development boundary. No identified stage 1 constraints.	N/A	1
225	Syderstone	Syderstone	RV	Agricultural	Land west of Tattersett Road, south of The Stores,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site within 25 metres of development boundary. No identified stage 1 constraints.	N/A	1
748	Syderstone	Syderstone	RV	none stated	Land East of St Mary's Church	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site within 25 metres of development boundary. No identified stage 1 constraints.	N/A	1
G91.1	Syderstone	Syderstone	RV	none stated	Land West of 26, The Street	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site within 25 metres of development boundary. No identified stage 1 constraints.	N/A	1
753	Syderstone	Syderstone	RV	none stated	Land West of 26, The Street	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site within 25 metres of development boundary. No identified stage 1 constraints.	N/A	1

Suitability Stage 2																									
Site Ref	Scale of development	Brownfield / Greenfield	Safeguarded areas	Height / Shape	Historic environment	Impact on highways	Impact on services	AONB	Major utilities	Environmental designations	TPO	Biodiversity	Landscape / townscape	HSE Hazard	Proximity to pollution	Amenity	loss of community facility / open space	walking / cycling access to services	Access to open space	Public Right of Way / Bridleway	employment land	Agricultural land	Summary of constraints	Can constraints be overcome?	Accept / reject
218	+/	-	-	+	+	+	+	+	+	+	+	+/	+/	+	+	+	+	+	+	+	+	-	Site 218 is a greenfield site. Loss of grade 3 agricultural land. Potential impact on biodiversity. The site is too large in scale for a rural village and site size would need to be reduced. The site is within Sculthorpe airfield safeguarding area. Development would encroach on the countryside. Loss of hedgerow.	Site is within walking distance to the primary school, although is further from central village services than sites to the north and west. Development will result in a loss of agricultural land (grade 3). Site is not at risk of flooding (flood zone 1). If the site were reduced in size the site could provide a frontage development of 5 dwellings mirroring existing development to the east of Tattersett Road. This is unlikely to be obtrusive in the landscape. There are no known heritage issues. Access is obtained onto Tattersett Road. Subject to evidence demonstrating a safe and deliverable access and improvements being made to the footway network the Highway Authority would not object if this site were included in the plan.	1
224	+/	-	-	+	+	+/	+	+	+	+	+	+/	+/	+	+	+	+	+	+	+	+	-	Site 224 is a greenfield site, is too large and development and would encroach into the countryside. Loss of grade 3 agricultural land. Potential impact on biodiversity. Mature trees and hedge exist on the front boundary. Access to the site is very poor consisting of a one track, poor quality road. The site is within Sculthorpe airfield safeguarding area.	There is currently no footpath to village services and the school. Development will result in a loss of agricultural land (grade 3). Site is not at risk of flooding (flood zone 1). There are no known heritage issues. The area around the site is undeveloped to the north, east and south and therefore the site is more isolated than alternative options and is more likely to be intrusive in the landscape. Access is obtained onto Syderstone Road. Subject to evidence demonstrating a safe and deliverable access and improvements being made to the footway network the Highway Authority would not object if this site were included in the plan.	1
225	+/	-	-	+	+	+	+	+	+	+	+	+/	+/	+	+	+	+	+	+	+	+	-	Site 218 is a greenfield site. Loss of grade 3 agricultural land. Potential impact on biodiversity. The site is too large in scale for a rural village and site size would need to be reduced. The site is within Sculthorpe airfield safeguarding area. Development would encroach on the countryside. Loss of hedgerow.	Site is within walking distance to the primary school, although is further from central village services than sites to the north and west. Development will result in a loss of agricultural land (grade 3). Site is not at risk of flooding (flood zone 1). If the site were reduced in size the site could provide a frontage development of 5 dwellings mirroring existing development to the east of Tattersett Road. This is unlikely to be obtrusive in the landscape. There are no known heritage issues. Access is obtained onto Tattersett Road. Subject to evidence demonstrating a safe and deliverable access and improvements being made to the footway network the Highway Authority would not object if this site were included in the plan.	1
748	+	-	+	+	+	+/	+	+	+	+	+	+/	+/	+	+	+	+	+	+	+/	+	-	Site 748 is a greenfield site. The site is within Sculthorpe airfield safeguarding area. The site has poor access – one track, poor quality road which is a public right of way. There is a public right of way across the site. Mature trees exist on the front boundary. Any development would encroach into the countryside, but this could be screened.	Screening required to mitigate impact on landscape. Ecology report may be required. Consultation with DEFRA and airfield authorities required. Access is potentially a key constraint to development. Opinion of NCC Highways officer has been sought. Site is within walking distance to central village services, although is further from the primary school in Sculthorpe than sites at the east of the village. Site is situated next to Grade 1 Listed Church of St. Mary and any development is likely to impact on the setting of the church. Access to the site is via a single lane track which joins The Street and is narrow and has limited potential for improvements. Site has been proposed for less than 5 dwellings. Development will result in a loss of agricultural land (grade 3). Site is not at risk of flooding (flood zone 1). Site is well integrated with existing development and is unlikely to be intrusive on the wider landscape. The site is currently an odd shape for agricultural use but is cultivated.	1
G91.1	+	-	-	+	+	+/	+	+	+	+	+	+/	+/	+	+	+	+	+	+	+	+	-	Site 753 is a greenfield site. The site is within Sculthorpe airfield safeguarding area. Site 753 is bordered by mature trees and is within an area designated possible waste disposal site. Any development would encroach into the countryside, however, it would mirror existing development to the south and therefore would mirror frontage development on the other side of The Street.	Site is situated on the western edge of village and is within walking distance to central village services. Site is furthest from the primary school in Sculthorpe. The site boundary has been extended to accommodate 5 dwellings. Development will result in a loss of agricultural land (grade 3). Site is not at risk of flooding (flood zone 1). The site is well integrated with surrounding built development to the east and south and a modest development of 5 dwellings unlikely to be visually intrusive in the landscape. The site will be visible on the western approach from Docking Road. Access is available onto The Street. Development would result in a loss of some established hedgerow. There are no known heritage issues.	1
753	+	-	-	+	+	+/	+	+	+	+	+	+/	+/	+	+	+	+	+	+	+	+	-	Site 753 is a greenfield site. The site is within Sculthorpe airfield safeguarding area. Site 753 is bordered by mature trees and is within an area designated possible waste disposal site. Any development would encroach into the countryside, however, it would mirror existing development to the south and therefore would mirror frontage development on the other side of The Street.	Screening required to mitigate impact on landscape. Ecology report may be required. Consultation with DEFRA and airfield authorities required. The site is outside built environment boundaries and would require comparative assessment separately in the Site Specific Allocation and Policies DPD to determine if appropriate for allocation.	1

Site Ref	Availability			Achievability			Deliverable/Developable								
	Proposed use (owner/agent)	Availability	Accept/reject	Market assessment	cost assessment	Density	Area available (Gross)	Developable Area (Net)	Site capacity	Settlement Guide Number of Dwellings	0-5 years	6-10 years	11-15 years	notes	total
218	Housing	Site proposed by agent several times on behalf of landowner therefore considered to be available	1	H	L	24.0	1.18	1.06	25	5				site is outside of the SAD Development Boundary. Could come forward after the current plan period, 5 2026	5
224	Housing	Site proposed by agent several times on behalf of landowner therefore considered to be available	1	H	L	24.0	0.71	0.64	15	5				site is outside of the SAD Development Boundary. Could come forward after the current plan period, 5 2026	5
225	Housing	Site proposed by agent several times on behalf of landowner therefore considered to be available	1	H	L	24.0	1.18	1.06	25	5				Figure already counted (see site 218)	0
748	Housing	Site proposed by agent on behalf of landowner therefore considered to be available	1	H	L	24.0	0.27	0.27	7	5				site is outside of the SAD Development Boundary. Could come forward after the current plan period, 5 2026	5
G91.1	Housing	Site proposed by agent on behalf of landowner therefore considered to be available	1	H	L	24.0	0.21	0.21	5	5	5			SAD allocation for 5 dwellings	5
753	Housing	Site proposed by agent on behalf of landowner therefore considered to be available	1	H	L	24.0	0.21	0.21	5	5				Site allocated within the SAD as G91.1	0

	0-5 years	6-10 years	11-15 years	Total
Syderstone	5	0	20	25

Site Ref	Basic Site Information					Suitability Stage 1																
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome?	Accept/reject
873	Syderstone	Syderstone	RV	Agricultural	Land East of Tattersett Road,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site within 25 metres of development boundary. No identified stage 1 constraints.	N/A	1
874	Syderstone	Syderstone	RV	Agricultural	Land West of Tattersett Road, South of the Stores	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site within 25 metres of development boundary. No identified stage 1 constraints.	N/A	1
1026	Syderstone	Syderstone	RV	Agricultural	Land to the East of Creake Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site within 25 metres of development boundary. No identified stage 1 constraints.	N/A	1
645	Thornham	Thornham	RV	none stated	Oldfield Green	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Site is more than 25m from proposed settlement boundary. Site completely within AONB.	No	0
886	Thornham	Thornham	RV	Redundant Farm Buildings	Buildings at Manor Farm, Ringstead Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site within 25 metres of development boundary. No identified stage 1 constraints.	N/A	1
186 / 887	Thornham	Thornham	RV	Agricultural Land	Land at Stable Field,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site within 25 metres of development boundary. No identified stage 1 constraints.	N/A	1

Suitability Stage 2																									
Site Ref	Scale of development	Brownfield / Greenfield	Safeguarded areas	Height / Shape	Historic environment	Impact on highways	Impact on services	AONB	Major utilities	Environmental designations	TPO	Biodiversity	Landscape / townscape	HSE Hazard	Proximity to pollution	Amenity	loss of community facility / open space	walking / cycling access to services	Access to open space	Public Right of Way / Bridleway	employment land	Agricultural land	Summary of constraints	Can constraints be overcome?	Accept / reject
873	+/-	-	-	+	+	+/-	+	+	+	+	+	+/-	+/-	+	+	+	+	+	+	+	+	-	Site 224 is a greenfield site, is too large and development and would encroach into the countryside. Loss of grade 3 agricultural land. Potential impact on biodiversity. Mature trees and hedge exist on the front boundary. Access to the site is very poor consisting of a one track, poor quality road. The site is within Sculthorpe airfield safeguarding area.	There is currently no footpath to village services and the school. Development will result in a loss of agricultural land (grade 3). Site is not at risk of flooding (flood zone 1). There are no known heritage issues. The area around the site is undeveloped to the north, east and south and therefore the site is more isolated than alternative options and is more likely to be intrusive in the landscape. Access is obtained onto Syderstone Road. Subject to evidence demonstrating a safe and deliverable access and improvements being made to the footway network the Highway Authority would not object if this site were included in the plan	1
874	+/-	-	-	+	+	+	+	+	+	+	+	+/-	+/-	+	+	+	+	+	+	+	+	-	Site 218 is a greenfield site. Loss of grade 3 agricultural land. Potential impact on biodiversity. The site is too large in scale for a rural village and site size would need to be reduced. The site is within Sculthorpe airfield safeguarding area. Development would encroach on the countryside. Loss of hedgerow.	Site is within walking distance to the primary school, although is further from central village services than sites to the north and west. Development will result in a loss of agricultural land (grade 3). Site is not at risk of flooding (flood zone 1). If the site were reduced in size the site could provide a frontage development of 5 dwellings mirroring existing development to the east of Tattersett Road. This is unlikely to be obtrusive in the landscape. There are no known heritage issues. Access is obtained onto Tattersett Road. Subject to evidence demonstrating a safe and deliverable access and improvements being made to the footway network the Highway Authority would not object if this site were included in the plan.	1
1026	+/-	-	-	+	+	+	+	+	+	+	+	+/-	+/-	+	+/-	+	+	+	+	+	+	-	Site 1026 is a greenfield site. The site is too large in scale for a rural village. The site is within Sculthorpe airfield safeguarding area. Mature hedgerow, mature trees and some pylons present on the border of site. Loss of grade 3 agricultural land. Potential impact on biodiversity. Part of the site designated possible waste disposal site.	Site is within walking distance to central village services, although is further from the primary school in Sculthorpe than sites at the east of the village. Development will result in a loss of agricultural land (grade 3). There is a pole mounted transformer on site but this may be accommodated in the proposed layout. The Grade 1 Listed Church of St Mary is situated to the east of the site (approx. 100m from the eastern boundary of the site) and development would require sensitive design and layout to ensure no adverse impact on the setting of this heritage asset. The cemetery is to expand to the west. Site is immediately adjacent to development on the west and southern boundaries. Site is not at risk of flooding (flood zone 1). The site is well integrated with surrounding built development to the west and south and a modest development of 5 dwellings unlikely to be visually intrusive in the landscape. The site will be visible on the northern approach from Creake Road. Access is available onto Creake Road. Development would result in a loss of some established hedgerow	1
645																									
886	+	+/-	+	+	+/-	+	+	-	+	+	+	+/-	+/-	+	+	+	+	+	+	+	+	-	within the AONB therefore major development is inappropriate. The site is large in scale and the shape of the submitted site would reduce the area of the field size. Loss of grade 3 agricultural land. Development	services in rural villages as a priority, this includes some minor development (small-scale infilling or affordable housing) in settlements within the AONB. Potential to develop the previously developed part of the site is surrounded by development on two sides (east and west) therefore there is potential to provide a continuation of linear development along The Green and enhance or introduce new natural planting to partially screen the site from more sensitive open areas to the north and south. However development in this location will remove the visual link between the open area in the village and the marshes to the north, which is considered to be an important part of the village's character by the Norfolk Coast Partnership. For this reason the site is considered to have a negative impact on Landscape & Amenity. The surrounding road network is narrow without footpaths and therefore the site is consideredThe junction between Green Lane and the A149 and Green Lane itself are very narrow and is not suitable for additional vehicles. The Highway Authority would object if this site were included in the plan. to There is a pond adjacent to the site may contain the protected species Natterjack Toad and therefore further assessment will be required to determine whether development would have an adverse impact on the species. The site is visible but distant from Thornham Conservation Area and careful consideration of the heritage impact in the design should mitigate any impact on the Conservation Area. Development will result in the loss of agricultural	
186 / 887	+/-	-	+	+	+/-	+	+	-	+	+	+	-	-	+	+	+	+	+	+	+	+	-	Site 186 is a predominantly greenfield site. The site is still too large in scale for a rural village even though it has been reduced in scale from the original submission. The site is within the AONB therefore major development is inappropriate. Part of the site is adjacent to the Conservation Area. Loss of grade 3 agricultural land. Potential impact on biodiversity. Highway Authority would object to allocation and Natural England have concerns regarding protected species.	Development will result in the loss of agricultural	0

Site Ref	Availability			Achievability		Deliverable/Developable								total	
	Proposed use (owner/agent)	Availability	Accept/reject	Market assessment	cost assessment	Density	Area available (Gross)	Developable Area (Net)	Site capacity	Settlement Guide Number of Dwellings	0-5 years	6-10 years	11-15 years		notes
873	Housing	Site proposed by agent several times on behalf of landowner therefore considered to be available	1	H	L	24.0	0.71	0.64	15	5				Figure already counted (see site 224)	0
874	Housing	Site proposed by agent several times on behalf of landowner therefore considered to be available	1	H	L	24.0	1.18	1.06	25	5				Figure already counted (see site 218)	0
1026	Housing, 10-15 dwellings / Open Space	Site proposed by agent on behalf of landowner therefore considered to be available	1	H	L	24.0	1.83	1.65	40	5			5	site is outside of the SAD Development Boundary. Could come forward after the current plan period, 2026	5
645															0
886															0
186 / 887	Housing	Site proposed by agent on behalf of landowner as well as a separate submission from the landowner, therefore site considered to be available	1	H	L										0
											North	0-5 years	6-10 years	11-15 years	total
											total	813	565	568	1946

	0-5 years	6-10 years	11-15 years	Total
Thornham	0	0	0	0

0-5 years	6-10 years	11-15 years	Total
813	565	568	1946

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Suitability Stage 2																									
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Site Ref	Availability			Achievability		Deliverable/Developable								total	
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	Proposed use (owner/agent)	Availability	Accept/reject	Market assessment	cost assessment		Density	Area available (Gross)	Developable Area (Net)	Site capacity	Settlement Guide Number of Dwellings	0-5 years	6-10 years	11-15 years	notes	total