

Site Ref	Basic site information							Suitability Stage 1																
	Parish	Town/Village	CS02 Designation	Current or last known land use	Brownfield/Greenfield	Site Description	Site submitted by	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
603	Hunstanton	Hunstanton	MT	Vacant/Agricultural/Woodland	G	Land adjoining Redgate Hill and Hunstanton Road,	Clients of Gerald Eve	+	+	+	+/-	+/-	+	+	+	+	+	+	+	+	+	Part of the site within 25m of existing settlement boundary. Small part of site within tidal flood zones 2 and 3.	Portion of site not at risk of flooding suitable for further assessment.	1
39	Hunstanton	Hunstanton	MT	none stated	G	Land at Alexandra Road	Property Services, BCKLWN	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Entire site within settlement boundary.	N/A	1
759	Hunstanton	Hunstanton	MT	none stated	G	Land South of Harby's Way	Client 5 of Cruso & Wilkin	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	Part of site potentially suitable.	1
828	Hunstanton	Hunstanton	MT	Agricultural	G	Land to the East of Cromer Road	Cruso and Wilken on behalf of Le Strange Estate	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	Part of site potentially suitable.	1
833	Hunstanton	Hunstanton	MT	Agricultural	G	Land to the South of Hunstanton Commercial Park	Cruso and Wilken on behalf of Le Strange Estate	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	Part of site potentially suitable.	1

Suitability Stage 2																							
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Shape	Historic environment	Impact on highways	Major utilities	Environmental designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Loss of community facilities/open space	Amenity	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
603	+/-	-	+	+/-	+	+/-	+	+	+	+/-	+/-	+	+	+	+	+/-	+	+	+	-	Site 603 (and 834, 759, 997) is grade 3 agricultural land located at the southern edge of the south of Hunstanton in the countryside. It is located next to the A149, a golf course and a residential area. The site contains trees and scrubland and development may have a negative impact on biodiversity. The site is within walking distance of a supermarket but is relatively distant from the town centre. The site is highly visible from the A149 due to sloping topography of the site, and any development will have an impact on the landscape, albeit this could be reduced by effective landscaping. Vehicular access would need to be established. Risk of flooding on small part of the site. Site is too large in scale.	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. Screening to the south and east of the site would be required. Access would require establishing. Seek to avoid development on part of site at risk of flooding. Ecology report may be required. Site size could be reduced.	1
39	+	-	+	+	+	+	+	+	+	+/-	+	+	+	+	+	+	+	+	+	+	Site 39 (and 1081) is a greenfield site adjacent to a supermarket within the town centre. It is within walking/cycling distance to facilities and services. Some mature trees border the site. Potential impact on biodiversity. Site is in a slightly elevated position.	Screening to the west of the site may be required due to the change in gradient. Ecology report may be requested along with a tree survey.	1
759	+	-	+	+/-	+	+/-	+	+	+	+/-	+/-	+	+	+	+	+/-	+	+	+	-	Site 759 (and 834, 603, 997) is grade 3 agricultural land located at the southern edge of the south of Hunstanton in the countryside. It is located next to the A149, a golf course and a residential area. The site contains trees and scrubland and development may have a negative impact on biodiversity. The site is within walking distance of a supermarket but is relatively distant from the town centre. The site is highly visible from the A149 due to sloping topography of the site, and any development will have an impact on the landscape, albeit this could be reduced by effective landscaping. Vehicular access would need to be established. Site is too large in scale.	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. Screening to the south and east of the site would be required. Access would require establishing. Ecology report may be required. Site size could be reduced.	1
828	+	-	+	+	+	+/-	+	+	+	+/-	+/-	+	+	+	+	+/-	+	+	+	-	Site 828 (and 851) is a greenfield site and is Grade 3 agricultural land. The site is situated alongside the A149, adjacent to school playing fields, allotments and agricultural land, and is opposite established residential uses. The site is relatively distant from the town centre, but is close to the school and some services. There are mature hedges at the boundaries. Development could have a negative impact on the landscape. Access may be an issue.	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. Screening to the north and east of the site would be required. Would need to be subject to adequate access onto the highway network including improved footway links to the town centre. A crossing point for the A149 would be required, and extension to the 30mph limit. An ecology report may be required.	1
833	+	-	+	+/-	+	+/-	+	+	+	+/-	+/-	+	+	+	+	+	+	+	+/-	-	Site 833 (and 846) is a greenfield site and is Grade 3 agricultural land. The site is adjacent to the A149 and neighbours employment land, agricultural land and is opposite residential development. Footpaths could be improved as part of a scheme. There is a mature hedge at the boundary. The site slopes down towards the south and east. A small part of the site is undeveloped allocated employment land.	The site is largely outside the built environment boundary therefore requires comparative assessment to determine whether appropriate for allocation in the Site Allocation and Policies DPD. A small proportion of the site is currently allocated in the Local Plan for employment use, and this is indicated in the Core Strategy as a continued direction for employment growth in the town. Screening to the south and east of the site would be required. Adequate access onto the highway network would be required as would extension to the footway network. A crossing facility for the A149 would also be required, and depending upon the growth allocation, extension of the 30pmh zone.	1

Site Ref	Availability			Achievability		Deliverable/Developable						
	Proposed use (owner/agent)	Availability	Accept/reject	Market assessment	cost assessment	Gross area	Net area	0-5 years	6-10 years	11-15 years	Notes	Total
603	Residential	Site proposed by agent on behalf of landowner therefore considered to be available.	1	M	L	11.2	7.4		165	35	Site partially accepted	200
39	Mixed Use	Site proposed for consideration by landowner therefore considered available.	1	M	L	1.1		19			Site accepted	19
759	Development	Site proposed by agent on behalf of landowner therefore considered to be available.	1	M	L	6.1					Figure already counted - see site 603	0
828	Development	Agent has submitted site on behalf of the landowner therefore the site is considered to be available. Site also proposed for consideration by Hunstanton Town Council.	1	M	M	6.2			105	62	Site accepted	167
833	Development	Agent has submitted site on behalf of the landowner therefore the site is considered to be available. Site also proposed for consideration by Hunstanton Town Council.	1	M	M	6			105	57	Site accepted	162

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	Parish	Town/Village	CS02 Designation	Current or last known land use	Brownfield/Greenfield	Site Description	Site submitted by	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
834	Hunstanton	Hunstanton	MT	Agricultural	G	Land West of Red Gate Hill	Hunstanton Civic Society	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	Part of site potentially suitable.	1
835	Hunstanton	Hunstanton	MT	Recreational/Footpath	B	Land to the North 7 South of Oasis Way	Hunstanton Civic Society	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Entire site within settlement boundary.	N/A	1
838	Hunstanton	Hunstanton	MT	Old Garage	B	Land to the North West of Westgate	Hunstanton Civic Society	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Entire site within settlement boundary.	N/A	1
839	Hunstanton	Hunstanton	MT	The Hangar	M	Land on the North Promenade	Hunstanton Civic Society	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Entire site within settlement boundary.	N/A	1
840	Hunstanton	Hunstanton	MT	The Hangar	M	Land on the North Promenade	Hunstanton Town Council	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Entire site within settlement boundary.	N/A	1
841	Hunstanton	Hunstanton	MT	Old Garage	B	Land to the North West of Westgate	Hunstanton Town Council	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Entire site within settlement boundary.	N/A	1
842	Hunstanton	Hunstanton	MT	Industrial (KitKat Site)	B	Land to the South of Seagate	Hunstanton Town Council	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Entire site within settlement boundary.	N/A	1

Site Ref	Suitability Stage 2																				Summary of constraints	Can constraints be overcome	Accept/reject
	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Shape	Historic environment	Impact on highways	Major utilities	Environmental designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Loss of community facilities/open space	Amenity	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment	Agricultural land			
834	+	-	+	+/-	+	+/-	+	+	+	+/-	+/-	+	+	+	+	+/-	+	+	+	-	Site 834 (and 759, 603, 997,845) is grade 3 agricultural land located at the southern edge of the south of Hunstanton in the countryside. It is located next to the A149, a golf course and a residential area. The site contains trees and scrubland and development may have a negative impact on biodiversity. The site is within walking distance of a supermarket but is relatively distant from the town centre. The site is highly visible from the A149 due to sloping topography of the site, and any development will have an impact on the landscape, albeit this could be reduced by effective landscaping. Vehicular access would need to be established. Site is too large in scale.	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. Screening to the south and east of the site would be required. Access would require establishing. Ecology report may be required. Site size could be reduced.	1
835	+	+	+	+	+	+	+	+	+	+	+	+	-	+	+	+	+	+	+	+	Site 835 is a brownfield site. It is alongside a significant road into Hunstanton and neighbours residential, holiday uses and is opposite a supermarket. It has good access to local services and facilities. It has an extant planning permission for residential use. The site has some small trees at boundary to road. The site is potentially contaminated.	The site is within the built environment boundary, and therefore does not require allocation to be developed. Remediation work may be required.	1
838	+	+	+	+	+	+	+	+	+	+	+	+	-	+	+	+	+	+	+	+	Site 838 and 841 is a derelict brownfield site, formally the town bus station and a car park. There are no absolute constraints to development.	The site was identified as an opportunity site in the Hunstanton Southern Seafront and Town Centre Masterplan. The development of the site could have a positive impact on the town centre and conservation area. The site is already within the built environment. The site is suitable providing bus services could be accommodated either on or off site in the town centre.	1
839	+	+/-	+	+	-	+	+	+	+	+	-	+	+	-	+	+	+	+	+	+	Site 839 (and 840) is Hunstanton Town Green. A small part of the site is currently in use as an amusement arcade / bowling alley / leisure uses. The site is within the Conservation Area and has historic significance and amenity value as the principle town green on the Hunstanton sea front. The site is not considered appropriate for further development.	This site is not a suitable location for residential uses. If the current use were to cease the building could be considered for alternative uses or relocation.	0
840	+	+/-	+	+	-	+	+	+	+	+	-	+	+	-	+	+	+	+	+	+	Site 839 (and 840) is Hunstanton Town Green. A small part of the site is currently in use as an amusement arcade/bowling alley/leisure uses. The site is within the Conservation Area and has historic significance and amenity value as the principle town green on the Hunstanton sea front. The site is not considered appropriate for further development.	This site is not a suitable location for residential uses. If the current use were to cease the building could be considered for alternative uses or relocation.	0
841	+	+	+	+	+	+	+	+	+	+	+	+	-	+	+	+	+	+	+	+	Site 841 and 838 is a derelict brownfield site, formally a garage. The site may be contaminated. There are no absolute constraints to development.	The site was identified as part of an opportunity site in the Hunstanton Southern Seafront and Town Centre Masterplan. The development of the site could have a positive impact on the town centre and conservation area. The site is already within the built environment. Remediation may be required.	1
842	+	+	+	+	+	+	+	+	+	+	+	+	-	+	+	+	+	+	+	+	Site 842 is a derelict brownfield site previously in leisure use. It is surrounded by residential uses, a fairground, the Oasis and the promenade. The site is well located, within walking distance to services and facilities. Potential contamination.	The site was identified as an opportunity site in the Hunstanton Southern Seafront and Town Centre Masterplan. The development of the site could have a positive impact on the town centre and promenade. The site is of an appropriate size for development, and is already within the built environment. Remediation may be required.	1

Site Ref	Availability			Achievability		Deliverable/Developable						
	Proposed use (owner/agent)	Availability	Accept/reject	Market assessment	cost assessment	Gross area	Net area	0-5 years	6-10 years	11-15 years	Notes	Total
834	Development	Site proposed by Hunstanton Civic Society. Landowner has confirmed site is available and promoted the land using two agencies - exact boundary is outlined by 759/997/603.	1	M	L	4.9					Figure already counted - see site 603	0
835	development	Proposed by Hunstanton Civic Society. No information provided on landowner, therefore site availability is not known.	0	M	M	0.7					Site unavailable	0
838	Comprehensive redevelopment including parking	Site submitted by Hunstanton Civic Society. Landowner has confirmed availability for development. Potential for higher density development with ground floor commercial.	1	M	M	0.5		16			Site accepted	16
839	Designated green space	Site has not been proposed for development. Site is considered unavailable for housing.	0	M	M	0.08					Site unsuitable, unavailable	0
840	Demolition of building on village green	Site has not been proposed for development. Site is considered unavailable for housing.	0	M	L	0.08					Site unsuitable, unavailable	0
841	Redevelopment	Site submitted by Hunstanton Town Council. Landowner has confirmed availability for development.	1	M	M	0.2					Figure already counted - see site 838	0
842	Development	Site submitted by Hunstanton Town Council. Information on landowner not provided therefore site is considered unavailable.	0	M	L	0.1					Site unavailable	0

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	Parish	Town/Village	CS02 Designation	Current or last known land use	Brownfield/Greenfield	Site Description	Site submitted by	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
843	Hunstanton	Hunstanton	MT	Former Railway track bed	B	Land to the West of Southend Road	Hunstanton Town Council	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Entire site within settlement boundary.	N/A	1
845	Hunstanton	Hunstanton	MT	Agricultural	G	Land West of Red Gate Hill	Hunstanton Town Council	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	Part of site potentially suitable.	1
846	Hunstanton	Hunstanton	MT	Agricultural	G	Land to the South of Hunstanton Commercial Park	Hunstanton Town Council	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	Part of site potentially suitable.	1
847	Hunstanton	Hunstanton	MT	Agricultural	G	Land to the South of Downs Road	Hunstanton Town Council	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	Part of site potentially suitable.	1
848	Hunstanton	Hunstanton	MT	Agricultural	G	Land to the North of Downs Road	Hunstanton Town Council	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	Part of site potentially suitable.	1
849	Hunstanton	Hunstanton	MT	Agricultural	G	Land next to the Recreational Ground, King's Lynn Road	Hunstanton Town Council	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	Part of site potentially suitable.	1
850	Hunstanton	Hunstanton	MT	Allotments/Garden		Land to the rear of Glebe House, off the Allotment Garden Path	Hunstanton Town Council	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Site is further than 25m from settlement.	Constraint cannot be overcome.	0
851	Hunstanton	Hunstanton	MT	Agricultural	G	Land to the East of Cromer Road	Le Strange Estate	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	Part of site potentially suitable.	1

Site Ref	Suitability Stage 2																				Summary of constraints	Can constraints be overcome	Accept/reject	
	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Shape	Historic environment	Impact on highways	Major utilities	Environmental designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Loss of community facilities/open space	Amenity	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment	Agricultural land				
843	+	+	+/-	+	+	+	+	+	+	+	+	+	-	+	+	+	+	+	+	+	Site 843 is a brownfield site currently used as a car park and coach park. The site is situated close to a main route into the town, and is adjacent to car parks, residential areas and opposite a supermarket. It has good access to local services and facilities, and no access concerns. There is already a footpath to the east of the site. The site may be contaminated. There is an existing policy in place for protecting railway trackbeds, which covers some of the site.	The site is within the built environment boundary therefore would not require allocation to come forward. The site has been identified in the Hunstanton Southern Seaford and Town Centre Masterplan. The policy on trackbeds is currently under review, therefore there is scope to consider the site for development. Site potentially suited to alternative uses. Loss of car/coach park is an issue for consideration in the masterplan. Remediation may be required.	1	
845	+	-	+	+/-	+	+/-	+	+	+	+/-	+/-	+	+	+	+	+/-	+	+	+	-	Site 845 is scrubland located next to the A149. The site contains trees and shrubs and development may have a negative impact on biodiversity. The site is relatively distant from the town centre. Vehicular access would need to be established.	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. Access would require establishing. Ecology report may be required.	1	
846	+/-	-	+	+/-	+	+/-	+	+	+	+/-	+/-	+	+	+	+	+	+	+	+/-	-	Site 846 (and 833) is a greenfield site and is Grade 3 agricultural land. The site is adjacent to the A149 and neighbours employment land, agricultural land and is opposite residential development. Footpaths could be improved as part of a scheme. There is a mature hedge at the boundary. The site slopes down towards the south and east. A small part of the site is undeveloped allocated employment land. Site is too large in scale.	The site is largely outside the built environment boundary therefore requires comparative assessment to determine whether appropriate for allocation in the Site Allocation and Policies DPD. A small proportion of the site is currently allocated in the Local Plan for employment use, and this is indicated in the Core Strategy as a continued direction for employment growth in the town. Screening to the south and east of the site would be required. Adequate access onto the highway network would be required as would extension to the footway network. A crossing facility for the A149 would also be required, and depending upon the growth allocation, extension of the 30pmh zone. Site size could be reduced.	1	
847	+/-	-	+	+/-	+	+	+	+	+	+/-	+/-	+	+	+	+	+/-	+	+	+	-	Site 847 is a greenfield site and is Grade 3 agricultural land. The site is situated to the rear of Smithdon High School and neighbours agricultural land and is located near to residential development. Access to the site is via a private road and would require improvement. However, this site is preferred by Norfolk County Council Highways Agency. There is also a mature hedge at the boundary. The site slopes towards the east, and development may have an impact on the landscape. Site is too large in scale.	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. Screening to the south and east of the site would be required. An ecology report may be required. Vehicular and walking access would require improvement. Crossing facility for the A149 required depending upon the extent of development to the south of the site. Site size could be reduced.	1	
848	+	-	+	+	+	+	+	+	+	+/-	+/-	+	+	+	+	+/-	+	+	+	-	Site 848 is a greenfield site and is Grade 3 agricultural land. The site is situated to the rear of a new residential development, neighbours agricultural land and is located near to Smithdon High School. The site is accessible via a private road which would require improvement in addition to footway links. However, this site is preferred by Norfolk County Council Highways Agency. There is a mature hedge at the boundary. There may be a detrimental impact on the landscape.	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. Screening to the south and east of the site would be required. Footpath links require establishment. Ecology report may be required.	1	
849	+	-	+	+	+	-	+	+	+	+/-	+/-	+	+	+	+	-	+	+	+	-	Site 849 is a greenfield site and is Grade 3 agricultural land. The site is situated to the rear of the recreation ground, neighbours school playing fields and agricultural land. It has good access to local services and facilities. Access to the site has not been identified in the submission. No direct access onto the highway network. There are mature hedges at the boundaries. There may be a detrimental impact on the landscape.	There is no identifiable access to the site. Constraints cannot be overcome.	0	
850																								0
851	+/-	-	+	+	+	+/-	+	+	+	+/-	+/-	+	+	+	+	+/-	+	+	+	-	Site 851 (and 828) is a greenfield site and is Grade 3 agricultural land. The site is situated alongside the A149, adjacent to school playing fields, allotments and agricultural land, and is opposite established residential uses. The site is relatively distant from the town centre, but is close to the school and some services. There are mature hedges at the boundaries. Development could have a negative impact on the landscape. Access may be an issue. The site is too large in scale.	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. Screening to the north and east of the site would be required. Would need to be subject to adequate access onto the highway network including improved footway links to the town centre. A crossing point for the A149 would be required, and extension to the 30mph limit. Site size could be reduced. An ecology report may be required.	1	

Site Ref	Availability			Achievability		Deliverable/Developable						
	Proposed use (owner/agent)	Availability	Accept/reject	Market assessment	cost assessment	Gross area	Net area	0-5 years	6-10 years	11-15 years	Notes	Total
843	Retail	Site proposed by Hunstanton Town Council. Site owner (BCKLWN) has confirmed site may be available for development, part of the site is being considered for mixed use, therefore figures have been adjusted accordingly.	1	M	M	1.7	1.2	40			Site partially accepted	40
845	development	Site proposed by Hunstanton Civic Society. No information provided on ownership or availability	0	M	L	0.8					Site unavailable	0
846	Private residential and Park & Ride	Hunstanton Town Council have submitted a larger piece of land than the land owner intends to release. The site in its entirety is unavailable, however part of the site is available (see 833)	1	M	M	15					Figure already counted - see site 833	0
847	Employment	One of a several sites proposed by Hunstanton Town Council for allocation of a variety of land uses. Landowner has not confirmed that the land is available, therefore the site is considered unavailable for development.	0	M	M	7.9					Site unavailable	0
848	Residential	One of a several sites proposed by Hunstanton Town Council for allocation of a variety of land uses. Landowner has not confirmed that the land is available, therefore the site is considered unavailable for development.	0	M	M	5.9					Site unavailable	0
849	Residential	One of several sites submitted by Hunstanton Town Council. Landowner has not confirmed an intention to develop land, therefore the site is unavailable.	0	M	M	7					Site unavailable	0
850			0								Site unsuitable, unavailable	0
851	Residential	Hunstanton Town Council have submitted a larger piece of land than the land owner intends to release. The site in its entirety is unavailable, however part of the site is available (see 828)	1	M	M	14.7					Figure already counted - see site 828	0

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	Parish	Town/Village	CS02 Designation	Current or last known land use	Brownfield/Greenfield	Site Description	Site submitted by	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
997	Hunstanton	Hunstanton	MT	Vacant/ Agricultural	G	Land Adjoining Heacham Manor Golf Course, Manor Farm, Hunstanton Road,	Humberts Leisure on behalf of Searles of Hunstanton	+	+	+	+/-	+/-	+	+	+	+	+	+	+	+	+	Part of the site within 25m of existing settlement boundary. Small part of site within tidal flod zones 2 and 3.	Portion of site not at risk of flooding suitable for further assessment.	1
1012	Hunstanton	Hunstanton	MT	Recreation/Open Space	B	Land at the Pier Family Entertainment, The Green	Hunstanton Environmental & Landscape Programme/Hunstanton Civic Society	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Entire site within settlement boundary.	N/A	1
1081	Hunstanton	Hunstanton	MT	Vacant/Agricultural	G	Land South of Alexandra Road	Hunstanton Town Council	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Entire site within settlement boundary.	N/A	1
1116	Hunstanton	Hunstanton	MT	Vacant/Agricultural	G	King's Lynn Road	B.C.K.L.W.N	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Entire site within settlement boundary.	N/A	1
HUN 21	Hunstanton	Hunstanton	MT		G	Park Road	Mr Michael Thomas	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Entire site within settlement boundary.	N/A	1
HUN 42	Hunstanton	Hunstanton	MT		B	Church Street	Michael Witley, The Witley Press	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Entire site within settlement boundary.	N/A	1

Site Ref	Suitability Stage 2																				Summary of constraints	Can constraints be overcome	Accept/reject
	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Shape	Historic environment	Impact on highways	Major utilities	Environmental designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Loss of community facilities/open space	Amenity	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment	Agricultural land			
997	+/-	-	+	+/-	+	+/-	+	+	+/-	+/-	+/-	+	+	+	+/-	+/-	+	+	+	+/-	Site 997 (and 834, 759, 603, 845) is located to the south of the town in the countryside. It is located next to the A149, and surrounded by a golf course and residential uses as well as the road. The site currently has some trees and scrubland, could be biodiversity. It is barely within walking distance to Tesco's or town centre. It will also have an impact on landscape on entrance to the town. There may be access issues off main road. Risk of flooding on small part of the site. Site is too large in scale.	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. The site is within the countryside but could form an extension to the south of the town. The site will have an impact on the landscape and screening to the south and east of the site would be required. It is of an appropriate scale for allocation but there may be access constraints to the site. Seek to avoid development on part of site at risk of flooding. Site size could be reduced.	1
1012	+	+	+	+	-	+	+	+	+	+	-	+	+	-	+	+	+	+	+	+	Site 1012 is Hunstanton Town Green, and other pockets of green space. The site is within the Conservation Area and has historic significance and amenity value as the principle town green on the Hunstanton sea front. The Green is considered an important area of open space historically, and for landscape reasons as well as offering significant benefits for local amenity. The site is not considered appropriate for further development.	This site has been put forward as preferred for public open space usage. It is not a suitable location for residential uses.	0
1081	+	-	+	+	+	+	+	+	+	+/-	+	+	+	+	+	+	+	+	+	+	Site 1081 (and 39) is a greenfield site adjacent to a supermarket within the town centre. It is within walking/cycling distance to facilities and services. Some mature trees border the site. Potential impact on biodiversity. Site is in a slightly elevated position.	Screening to the west of the site may be required due to the change in gradient. Ecology report may be requested along with a tree survey.	1
1116	+	-	+	+	+	+/-	+	+	+	+/-	+/-	+	+	+	+	+	+	+	-	+	Site 1116 is a greenfield agricultural site. The site is alongside the A149 road and is adjacent to employment land and agricultural land. Access is an issue. There is a mature hedge at the boundary. Development would result in a loss of allocated employment land. Potential biodiversity issues.	The site is currently inside the built environment boundary therefore the site could potentially be developed. It is currently allocated in the Local Plan for employment use, and is indicated in the Core Strategy as a continued direction for employment growth in the town, however, the site has not yet come forward for development. An allocation on this site should also be considered against sites 833 and 846 for larger schemes/ mixed use schemes. Screening may be required particularly to the east and south of the site. Ecology report may be required. Adequate access onto the highway network would be required as would extension to the footway network. A crossing facility for the A149 would also be required, and depending upon the growth allocation, extension of the 30pmh zone.	1
HUN 21	+	-	+	+	-	+/-	+	+	+	+/-	+/-	+	+	+	+	+	+	+	+	+	Site HUN 21 is an enclosed residential garden. Surrounding uses are residential. The site is within a conservation area, and development of the site would result in the loss of an attractive high boundary wall. There are some mature trees within the site and on the boundary. The site is within walking distance of services and facilities. Good town centre location, but local network constraints.	There is potential to accommodate further frontage development on the site if there is no adverse impact on the Conservation Area. Any development would need to demonstrate appropriate mitigation of road safety concerns at the Sandringham Road / Park Road junction, at which there have been 4 serious casualties in the last 3 years	1
HUN 42	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	-	+	Site HUN 42 is currently a commercial printers in the town centre, and is close to services and facilities. The site is adjacent to residential development. There may be issues with residents parking but access is adequate. Redevelopment would result in a loss of employment land.	The site is currently in use as a small business premises. The site is within the built environment, therefore it does not require allocation to come forward. It is potentially suitable for mixed-use or residential development in the case that the site is no longer viable for employment uses.	1

Site Ref	Availability			Achievability		Deliverable/Developable						
	Proposed use (owner/agent)	Availability	Accept/reject	Market assessment	cost assessment	Gross area	Net area	0-5 years	6-10 years	11-15 years	Notes	Total
997	Housing, up to 35 dph	Site proposed by agent on behalf of landowner therefore considered to be available.	1	M	L	11.2					Figure already counted - see site 603	0
1012	Demolition of 'Hangar' building and designation of green space	Site has not been proposed for development. Site is considered unavailable for housing.	0	M	M	2.5					Site unsuitable, unavailable	0
1081	Development	Landowner has confirmed that this site is available for development.	1	M	L	1.1					Figure already counted - see site 39	0
1116	Employment	Site allocated in Local Plan for employment use but not yet developed. Site recently proposed by Hunstanton Town Council as part of a larger site incorporating site 833/846 for 'social and private residential development'. Landowner has confirmed site is available, potential to negotiate land use.	1	M	M	0.7					Figure already counted - see site 833	0
HUN 21	Housing/mixed use 10 min - 20 max in 0-5 years, 40 min to 60 max in 6-10 years	Landowner has submitted site for consideration therefore site considered available.	1	M	L	0.5		16			Site accepted	16
HUN 42	Housing - 12 min-16 max	Landowner has submitted site for consideration therefore site considered available.	1	M	M	0.2		7			Site accepted	7