

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	Brownfield Greenfield	Site Description	Site proposed by	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										
812	King's Lynn	King's Lynn	SRC	Agricultural	G	Land East of Saddlebow Road	Cruso & Wilkin	+	+	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site constrained by fluvial flood zones 2 and 3.	The imperative to enable growth and contribute to the regeneration of Kings Lynn in line with the Core Strategy means that all sites in the town will be considered in Stage 2 whilst acknowledging the flood risk constraint.	1
1017	Kings Lynn	King's Lynn	SRC	Employment	M	Willows Business Park,(Morston Archway Ltd)	Morston Muckworks Ltd (Morston Assets Ltd)	+	+	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site constrained by fluvial flood zones 2 and 3.	The imperative to enable growth and contribute to the regeneration of Kings Lynn in line with the Core Strategy means that all sites in the town will be considered in Stage 2 whilst acknowledging the flood risk constraint.	1	
27	King's Lynn	King's Lynn	SRC	none stated	M	Land at Bishop's Road,	Property Services	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Entire site within settlement boundary.	N/A	1	
28	King's Lynn	King's Lynn	SRC	none stated	G	Land at Columbia Avenue,	Property Services	+	+	+/-	+/-	+/-	+/-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Half the site constrained by tidal flooding zones 2 and 3, remainder of site at risk of fluvial flooding zone 2 and 3, small area unconstrained.	The imperative to enable growth and contribute to the regeneration of Kings Lynn in line with the Core Strategy means that all sites in the town will be considered in Stage 2 whilst acknowledging the flood risk constraint.	1	
29	King's Lynn	King's Lynn	SRC	none stated	M	Land at Queen Elizabeth Avenue,	Property Services	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by fluvial flood zone 2.	The imperative to enable growth and contribute to the regeneration of Kings Lynn in line with the Core Strategy means that all sites in the town will be considered in Stage 2 whilst acknowledging the flood risk constraint.	1		
30	King's Lynn	King's Lynn	SRC	none stated	G	Land at Swallowfield Road	Property Services	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Entire site within settlement boundary.	N/A	1		
38	King's Lynn	King's Lynn	SRC	none stated	G	12.5 acres of Land at Marsh Lane	Property Services	+	+	+	+/-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site partially within tidal flood zone 2.	The imperative to enable growth and contribute to the regeneration of Kings Lynn in line with the Core Strategy means that all sites in the town will be considered in Stage 2 whilst acknowledging the flood risk constraint.	1		
40	King's Lynn	King's Lynn	SRC	none stated	G	Lynnsport & Leisure Park	Property Services	+	+/-	+/-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Majority of site constrained by fluvial flood zone 2 and 3.	The imperative to enable growth and contribute to the regeneration of Kings Lynn in line with the Core Strategy means that all sites in the town will be considered in Stage 2 whilst acknowledging the flood risk constraint.	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	community facilities/open	Amenity	cycling access to services	Access to open space	Public Right of Way/Bridleway	employment	Agricultural land			
812	+	-	+	+	+	+/-	+	+	+	+/-	+/-	+	+	+	-	-	+	+	-	-	Site 812 is a greenfield site which is used for agriculture and is allocated employment land. The site is removed from residential areas by a large junction for the A47. The site is also adjacent to a speedway track, close to the power station and the recycling tip and other industrial uses and this would impact on residential amenity (noise, traffic etc). There are ditches/dykes on site. Site is constrained by tidal flood zone 2 and 3. Development would result in a loss of high quality agricultural land (grade 2). Site is distant from services. Possible biodiversity issues. Open fen edge farmland, potential to impact on landscape.	In assessing flood risk sequentially (see PPS25) three alternative strategic directions of growth for King's Lynn have been identified in the Core Strategy which are of a lesser flood risk. Therefore, there is no imperative to develop large greenfield sites at the edge of the town for housing which are in higher risk flood zones within the current plan period. Constraints cannot be overcome.	0
1017	+	-	+	+	+	+	+	+	+	+/-	+/-	+	+	+	-	-	+	+	+	-	Site 1017 is greenfield land. Site constrained by fluvial flood zones 2 and 3. Grade 2 quality agricultural land. Site is removed from residential areas, services and amenities. The site is also adjacent to a speedway track, close to the power station and the recycling tip and other industrial uses and this would impact on residential amenity (noise, traffic etc). Possible biodiversity issues.	In assessing flood risk sequentially (see PPS25) three alternative strategic directions of growth for King's Lynn have been identified in the Core Strategy which are of a lesser flood risk. Therefore, there is no imperative to develop large greenfield sites at the edge of the town for housing which are in higher risk flood zones within the current plan period. Constraints cannot be overcome.	0
27	+	+/-	+	+/-	+	+	+/-	+	+	+/-	+	+	+	+	+/-	+	+	+	+	+	Site 27 is a partially developed site which is underutilised and in parts overgrown. The site is an awkward shape to develop. There is a small Anglian Water unit on the site. Garages would need to be demolished to enable access to the site. Potential to develop site in conjunction with site 1091 to increase viability. Overlooking may also be an issue. Possible biodiversity issues.	Consultation with Anglian Water required. Design would have to consider issues of access, amenity and overlooking. An ecology assessment may be required.	1
28	+	-	+	+/-	+	+/-	+	+	+	+/-	+	+	+	-	+/-	+	+	+	+	+	Site 28 is a greenfield site which is used for informal recreation, some parts of which are currently underutilised. Site is an awkward shape. Development will result in a loss of green space in the urban area which could have a negative impact on the amenity of existing residents. Vehicular access would require improvement. The site is at risk of both tidal and fluvial flooding. Potential impact on biodiversity.	Whilst development would result in a loss of green space, the site is adjacent to a leisure centre complex with publicly accessible green space. It would be desirable for any development to maintain a north-south pedestrian connection. Access and layout would need careful consideration due to the unique shape of the site and existing access routes. Flood risk would need to be addressed with a site specific flood risk assessment. Ecology assessment may be required	1
29	+	+/-	+	+	+	+	+	+	+	+/-	+	+	+	+	+	+/-	+	+	+	+	Site 29 is a partially developed small site at the end of a residential road. Site wholly constrained by flood zone 2. Site is distant from services but is adjacent to a school. Potential impact on biodiversity.	Site specific flood risk assessment required. An ecology report may be required.	1
30	+	-	+	+	+	+	+	+	+	+/-	+/-	+	+	+	+	+/-	+/-	+	+	+	Site 30 is a greenfield site adjacent to residential areas. Access would need to be established. Adjacent to County Wildlife Site. Potential impact on biodiversity. Potential requirement for buffer to railway to minimise noise, overlooking and landscape impact. Access to services and open space would need to be established. This site is located on a potential public transport corridor which will need to be preserved.	Site is potentially suitable for housing in principle. Any constraints would require identification and addressing in a specific planning application.	1
38	+	-	+	+	+	+/-	+	+	+	+/-	+/-	+	+	+	+	+	+	+	+	+	Site 38 is greenfield land in the centre of a large residential area formally used for pig farming and later as an orchard. The site is overgrown and unused. The site is partially constrained by flood zone 2. There may be access issues. Potential impact on landscape and biodiversity.	A pre application consultation has been undertaken and the access issues are being resolved with Highways Agency. Ecology report and flood risk assessment likely to be required.	1
40	+	-	+	+	+	+/-	+/-	+	+	+/-	+/-	+	+/-	-	+/-	+	+	-	+	+	Site 40 is Lynnsport which is an extensive site used for leisure and recreation comprising a leisure centre, green space, car parks and playing fields. Constraints affecting potential development on the site include a high risk of fluvial flooding affecting almost the whole site, limited access points, and a major powerline runs across part of the site. Part of the site is a former landfill and is therefore unsuitable for housing development. Development would result in a loss of green space in the urban area which could negatively affect the amenity of residents and reduce potential for wildlife habitats. Site is within Gaywood Valley project area.	The whole site is unsuitable for development as it would result in a loss of significant leisure and recreational facilities. If part/s of the site were to be developed a masterplan would be required to address constraints. Any development should not result in a loss of the current provision of existing recreational facilities and pitches. A site specific flood risk assessment would be required. Accessibility to the site and the impact of increased traffic on established routes would need to be determined. A buffer around power lines would 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
812	none stated	Site proposed for consideration by agent on behalf of landowner therefore considered available.	1	L	M/H	9.8					Site unsuitable	0
1017	Housing approx 50 dwellings / Employment (B1,B2,B8)	Site proposed for consideration by landowner therefore considered available.	1	L	M/H	2.5					Site unsuitable	0
27	Residential	Site proposed for consideration by landowner therefore considered available.	1	L/M	M	0.3		6			Site accepted	6
28	Residential	Site proposed for consideration by landowner therefore considered available. Potential layout has been provided for this site.	1	M	M	3.3		80			Site accepted	80
29	Residential	Site proposed for consideration by landowner therefore considered available.	1	M	M	0.1		4			Site accepted	4
30	Residential	Site was allocated for housing in the 1998 Local Plan 'residual allocated site'. Site still available.	1	M	M/H	5.1					Figure already counted - see 'Sites within the planning process'	0
38	Residential	Site was allocated for housing in the 1998 Local Plan 'residual allocated site'. Site still available.	1	M	M/H	5.3					Figure already counted - see 'Sites within the planning process'	0
40	Mixed Use	Site proposed for consideration by landowner therefore considered available. Contingent site.	1	M	H	51.8					Figure already counted - see 'Sites within the planning process'	0

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	Parish	Town/Village	CS02 Designation	Current or last known land use	Brownfield Greenfield	Site Description	Site proposed by	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				
41	King's Lynn	King's Lynn	SRC	none stated	G	4.4 acres of Land at Hardwick Industrial Estate	Property Services	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Entire site within settlement boundary.	N/A	1
42	King's Lynn	King's Lynn	SRC	none stated	B	Overflow Car Park, North Lynn Industrial Estate	Property Services	+	+	+	-	-	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flood zone 2 and 3.	The imperative to enable growth and contribute to the regeneration of Kings Lynn in line with the Core Strategy means that all sites in the town will be considered in Stage 2 whilst acknowledging the flood risk constraint.	1
44	King's Lynn	King's Lynn	SRC	none stated	B	Nursery Site, Gaywood Road	Property Services	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Entire site within settlement boundary.	N/A	1
529	King's Lynn	King's Lynn	SRC	Agricultural	G	Land at Hardwick Narrows,	Clients of Brown & Co	+	-	+/-	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by fluvial flood zone 2 and fluvial flood zone 3.	The imperative to enable growth and contribute to the regeneration of Kings Lynn in line with the Core Strategy means that all sites in the town will be considered in Stage 2 whilst acknowledging the flood risk constraint.	1
558	King's Lynn	King's Lynn	SRC	Vacant field/Agriculture	G	Land at Wootton Road, (Dairy Field)	Mr & Mrs De Grey Os	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by fluvial flood zone 2 and 3.	The imperative to enable growth and contribute to the regeneration of Kings Lynn in line with the Core Strategy means that all sites in the town will be considered in Stage 2 whilst acknowledging the flood risk constraint.	1
560	King's Lynn	King's Lynn	SRC	Arable	G	Land at Reffley Wood, Queen Elizabeth Way,	Mr & Mrs De Grey Os	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	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	community facilities/open	Amenity	cycling access to services	Access to open space	Public Right of Way/Bridleway	employment	Agricultural land			
41	+	-	+	+	+	+/-	+	+	+	+/-	+	+	+	+	+/-	+/-	-	+	+	+	Site 41 is a greenfield site which is overgrown and has a high density of mature trees. The site is accessible via the Hardwick industrial estate, but there is potential for the site to be accessed from Extons Place, which would provide walking/cycling access to wider residential areas and services. If this access cannot be established then the amenity of potential residents would be adversely affected as the site is isolated from residential areas and associated facilities and residents would be immediately adjacent to a large industrial estate with associated traffic and noise. Development would result in a loss of green space with potential impact on biodiversity.	Access needs establishing and Highways Agency consulted as this could be a key constraint to development. Ecology report required. Site is potentially suitable in the long term.	1
42	+	+	+	+	+	+	+	+	+	+	+	+	+	+	-	-	+	+	-	+	Site 42 is developed land. Redevelopment would result in a loss of employment land. Site wholly constrained by tidal flood zone 2 and 3. Site is in the centre of large industrial estate therefore direct impact on residential amenity (visual/traffic/noise/pollution). Site distant from services.	CS10 of the Proposed Submission Core Strategy has a presumption in favour of retaining viable employment land for employment uses. Additionally, location of site in the centre of a large industrial estate is unsuitable for residential development due to adverse impact on amenity. Constraints cannot be overcome.	0
44	+	+/-	+	+	+	+/-	+	+	+/-	+	+/-	+	+	+	+	+/-	+	+	+	+	Site 44 is a former nursery site which is accessible via a long narrow track from Gayton Road which is also the primary access point for the adjacent cemetery. The distance to the site from the main road may encourage car use. There are many mature trees around the site and bordering the access into the site with group TPO's designated on some tree groups. The impact of housing development on the landscape and townscape (area surrounding the site predominantly green with mature trees) would have to be considered.	Protected trees would have to be considered in the design of development to ensure no adverse impact. An ecology report may be required. Awaiting feedback from Norfolk County Council Highways to determine whether access is suitable.	1
529	+	-	+	+	+	+/-	+	+	+	+/-	+/-	-	+	+	-	-	+	+	+	-	Site 529 is a greenfield site used for agriculture with mature hedgerow on part of the site. Site wholly constrained by fluvial flood zone 2 and partially constrained by fluvial flood zone 3. The site is adjacent to other industrial uses and a health and safety executive hazard zone to the north and this would impact on residential amenity (noise, traffic, pollution etc). Loss of grade 3 agricultural land. Site is distant from services. Possible biodiversity issues. Open fen edge farmland, potential to impact on landscape.	In assessing flood risk sequentially (see PPS25) three alternative strategic directions of growth for King's Lynn have been identified in the Core Strategy which are of a lesser flood risk. Therefore, there is no imperative to develop large greenfield sites at the edge of the town for housing which are in higher risk flood zones within the current plan period. Constraints cannot be overcome.	0
558	+	-	+	+	+	+	+	+	+	+/-	-	+	+	+	+	+/-	+	+	+	+	Site 558 is a large greenfield site. The site is wholly within fluvial flood zones 2 and 3. The site is distant from services. Site is a river valley corridor and therefore is being considered for enhancement as part of the Borough Councils Green Infrastructure Management Plan and the Norfolk County Council Gaywood Valley Project. Any development could have an adverse impact on the valley landscape. Potential biodiversity issues.	In order to be considered suitable for housing, the site would need to be allocated for development with a plan which addressed flood risk and the implications of any environmental enhancement plans. In assessing flood risk sequentially (see PPS25) three alternative strategic directions of growth for King's Lynn have been identified in the Core Strategy which are of a lesser flood risk. Therefore, there is no imperative to develop sites at the edge of the town for housing which are in higher risk flood zones within the current plan period. Constraints cannot be overcome.	0
560	+	-	+	+	+	+/-	+	+	+	+/-	+/-	+	+	+	+/-	-	+	+	+	+	Site 560 is a large greenfield site. There is a gas pipeline near the eastern edge of the site. Part of the site is within the Gaywood Valley project area and there is potential to improve green corridors and public access to open space. The site is gently sloping which could make development more visually prominent. At present vehicular access is not established and the site is far from services and facilities. The site is immediately adjacent to Reffley Wood. Development on the site could have an adverse impact on the landscape. Possible biodiversity impact. The site is adjacent to the A149 which may impact on amenity (noise, pollution, safety).	This site has been identified as part of a strategic urban expansion area for King's Lynn identified in the Core Strategy for the Borough. A strategic masterplan would be required to address opportunities and constraints and the site would require allocation in the Site Specific Allocations and Policies DPD, providing it is the preferred choice through comparative assessment. An extensive consultation exercise will be required as part of the masterplan in addition to consultation with National Grid regarding the gas pipeline and Highways Agency regarding access. Screening would be required. An ecological assessment is likely to 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
41	Commercial/Industrial	Site proposed for consideration by landowner for commercial or industrial uses. Site is therefore currently unavailable for residential use.	0	L	M	1.9					Site unavailable	0
42	Commercial/Industrial	Site proposed for consideration by landowner for commercial or industrial uses. Site is therefore currently unavailable for residential use.	0	L	M	0.6					Site unsuitable, unavailable	0
44	Residential	Site proposed for consideration by landowner therefore considered available. Indicative layout produces for 8 dwellings.	1	M	M	0.5		8			Site accepted	8
529	Housing, 100 plots with conventional/affordable. Also Employment (15000 sq m approx)	Site proposed for consideration by agent on behalf of landowner therefore considered available.	1	L	M/H	7.9					Site unsuitable	0
558	Residential	Site proposed for consideration by landowner therefore considered available.	1	M	M/H	9.2					Site unsuitable	0
560	Residential	Site proposed for consideration by landowner therefore considered available. Site part of broad location for growth.	1	M	L	10.2					Figure already counted - see broad location for growth	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	Brownfield Greenfield	Site Description	Site proposed by	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										
758	King's Lynn	King's Lynn	SRC	Agricultural	G	Land East of Saddlebow Trading Estate	Clients 4 of Cruso & Wilkin	+	+	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flood zone 2 and 3.	The imperative to enable growth and contribute to the regeneration of Kings Lynn in line with the Core Strategy means that all sites in the town will be considered in Stage 2 whilst acknowledging the flood risk constraint.	1
773	King's Lynn	King's Lynn	SRC	Operational port estate	B	Land adjacent to Alexandra Dock, King's Lynn	Associated British Ports	+	+	+	-	-	+/-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flood zone 2 and 3. Site partially within the flood hazard zone.	The imperative to enable growth and contribute to the regeneration of Kings Lynn in line with the Core Strategy means that all sites in the town will be considered in Stage 2 whilst acknowledging the flood risk constraint.	1	
788	King's Lynn	King's Lynn	SRC	Agriculture	G	Whitehouse Farm, Saddlebow Road	Star Planning and Development	+	+/-	+/-	+/-	+/-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Half the site constrained by tidal flooding zones 2 and 3, remainder of site at risk of fluvial flooding zone 2 and 3. Therefore site is wholly constrained by flooding. Watercourse which runs through the site is designated as an SSSI.	The imperative to enable growth and contribute to the regeneration of Kings Lynn in line with the Core Strategy means that all sites in the town will be considered in Stage 2 whilst acknowledging the flood risk constraint.	1	
811	King's Lynn	King's Lynn	SRC	Agriculture	G	Land South of Beveridge Way, Hardwick Narrows	Cruso & Wilkin	+	+/-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Sliver of site within fluvial flood zone 2.	N/A	1	
925	King's Lynn	King's Lynn	SRC	Public Open Space, River Nar, Car Park	M	The Quays, Waterfront Regeneration Area, Boal Quay,	Client of Drivers Jonas	+	+	+	+/-	+/-	+/-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site almost wholly constrained by tidal flood zone 2. Site partially constrained by tidal flood zone 3 and hazard zone. One building on site designated as Ancient monument and archaeological area.	The imperative to enable growth and contribute to the regeneration of Kings Lynn in line with the Core Strategy means that all sites in the town will be considered in Stage 2 whilst acknowledging the flood risk constraint.	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	community facilities/open	Amenity	cycling access to services	Access to open space	Public Right of Way/Bridleway	employment	Agricultural land			
758	+	-	+	+	+	+	+	+	+	+/-	+/-	+	+	+	-	-	+	+	-	-	Site 758 is a greenfield site which is used for agriculture and is allocated employment land. The site is removed from residential areas by a large junction for the A47. The site is also adjacent to a speedway track, close to the power station and the recycling tip and other industrial uses and this would impact on residential amenity (noise, traffic etc). There are ditches/dykes on site. Site is constrained by tidal flood zone 2 and 3. Development would result in a loss of high quality agricultural land (grade 2). Site is distant from services. Possible biodiversity issues. Open fen edge farmland, potential to impact on landscape.	In assessing flood risk sequentially (see PPS25) three alternative strategic directions of growth for King's Lynn have been identified in the Core Strategy which are of a lesser flood risk. Therefore, there is no imperative to develop large sites at the edge of the town for housing which are in higher risk flood zones within the current plan period. Constraints cannot be overcome.	0
773	+	+	+	+	+/-	+	+	+	+	+	+	-	-	+	-	+	+	+	-	+	Site 773 is currently a working industrial site associated with the port. Development of the site for housing would result in a loss of employment land. The site is wholly within tidal flood zones 2 and 3. Part of the site is within the Archaeologically Sensitive Area and is adjacent to the Conservation Area. The amenity of potential residents would likely be adversely affected by smells, noise, traffic and other pollution associated with the adjacent port which remains operational. The site is within the health and safety executive hazard area.	The site is currently unsuitable for residential use due to the adverse impact on amenity. In line with Policy CS10 of the Core Strategy, the loss of employment land would need to be justified by means of viability and associated conditions. At present there is no evidence that constraints can be overcome.	0
788	+	-	+	+	+	+/-	+/-	+/-	+	+/-	+/-	+	+	+	-	-	+	+/-	-	-	Site 788 is an extensive site predominately greenfield land which is used for agriculture and is allocated employment land. The site is removed from residential areas by a large junction for the A47. The site is also adjacent to a speedway track, close to the power station and the recycling facility and other industrial uses and this would impact on residential amenity (noise, traffic, pollution etc). There are ditches/dykes on site. Half the site is constrained by fluvial flood zone 2 and 3 and the remaining half is at risk of tidal flooding (zone 2 and 3). Development would result in a loss of high quality agricultural land (grade 2). Significant overland and underground infrastructure run across the southern end of the site (gas and electricity). The River Nar runs north to south across the site and is designated an SSSI and there is a public right of way either side of the river. There is a small designated County Wildlife site designated on the north east of the site. Potentially negative impact on the open fen edge farmland landscape. Potential biodiversity issues.	In order to be suitable for housing, the site would have to be de-allocated in the Site Specific Allocations and Policies DPD and would need to be part of a larger masterplan for the area which addressed flood risk and service deficiency. In assessing flood risk sequentially (see PPS25) three alternative strategic directions of growth for King's Lynn have been identified in the Core Strategy which are of a lesser flood risk. Therefore, there is no imperative to develop large sites at the edge of the town for housing which are in higher risk flood zones within the current plan period. Constraints cannot be overcome.	0
811	+	-	-	+	+	+/-	+	+	+	+/-	+/-	+	+	+	-	+/-	+	+	+	+	Site 811 is directly adjacent to the Hardwick roundabout and is designated common land. The site is adjacent to the Hardwick roundabout - a major transport junction. Amenity could be adversely affected by noise and pollution from traffic. The site is distant from services. Potential biodiversity impact.	land and then apply to the Planning Inspectorate under section 16 of the 2006 Act to deregister the land. This would incur a cost and substitute land of the same size must be offered in exchange. Site is formerly designated Built Environment Type A meaning the site is protected from development. Built environment boundaries will be reassessed in the Site Specific Allocations and Policies	0
925	+	+/-	+	+/-	+/-	+	+	+	+	+/-	+/-	+	+/-	+	+	+	+	-	+	+	Site 925 is the Nar Ouse Regeneration Area. Part of the site was formally industrial. Constraints include contamination, uneven ground and high risk of tidal flooding. Possible waste disposal site. Two Public Rights of Way are present on the site and some of the site is used for informal recreation. Site is within Archaeologically Sensitive Area and part of the site is adjacent to the Conservation Area. A row of Listed Buildings exist at the northern part of the site. Potential impact on views towards/from the river and landscape. Potential biodiversity issues. Site immediately adjacent to Air Quality Management Area.	The site is part of the Nar Ouse Regeneration Area which was designated growth point status. Significant investment is being made through a partnership of government agencies to remediate the site which will make it suitable in parts for housing and to provide appropriate access with improved transport links and green infrastructure. A site specific flood risk assessment is required. An archaeological survey may be required. An Air Quality Impact Assessment 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
758	Employment	Site proposed for consideration by landowner for employment uses therefore considered unavailable for residential development.	0	L	M/H	9.8					Site unsuitable, unavailable	0
773	Should Port Operations contract during this period then alternative uses should be considered	Site is currently unavailable for residential use.	0	M	H	5.1					Site unsuitable, unavailable	0
788	Housing, potential for 700 dwellings / Employment (B1, B2 & B8) / Retail (A1-A5) / Health care facility / village hall / potentially primary school / park and ride	Site proposed for consideration by agent on behalf of landowner therefore considered available.	1	L	M/H	116.3					Site unsuitable	0
811	Office	Site proposed for consideration by agent for employment uses therefore considered unavailable for residential development.	0	L	L	2.3					Site unsuitable, unavailable	0
925	Housing/Employment/Retail/Leisure/Community & Health/Public Open Space	Site was allocated for housing in the 1998 Local Plan therefore 'residual allocated site'. Site still available.	1	M	M/H	17.7					Figure already counted - see 'Sites within the planning process'	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	Brownfield Greenfield	Site Description	Site proposed by	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				
940	King's Lynn	King's Lynn	SRC	Retail Park / Redundant Factory	B	Land at Hardwick Road	Clients of DPP	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Entire site within settlement boundary.	N/A	1	
966	King's Lynn	King's Lynn	SRC	Temporary Pasture / Agricultural Use	G	Land Adjacent Rollesby Road	Clients of Brown & Co	+	+/-	+/-	+	+	+	+	+	+	+	+	+	+	+	Site partially constrained by fluvial flood zone 2 and partially constrained by fluvial flood zone 3.	The imperative to enable growth and contribute to the regeneration of Kings Lynn in line with the Core Strategy means that all sites in the town will be considered in Stage 2 whilst acknowledging the flood risk constraint.	1	
974	King's Lynn	King's Lynn	SRC	Amenity	G	Land at Spring Wood, Gayton Road	Mr R Roberts Esq.	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Entire site within settlement boundary.	N/A	1	
1004	King's Lynn	King's Lynn	SRC	Agriculture	M	Land on Queen Elizabeth Way,	Client of Indigo Planning Limited	+	+/-	+/-	+	+	+	+	+	+	+	+	+	+	+	Site partially constrained by fluvial flood zone 2 and partially constrained by fluvial flood zone 3.	The imperative to enable growth and contribute to the regeneration of Kings Lynn in line with the Core Strategy means that all sites in the town will be considered in Stage 2 whilst acknowledging the flood risk constraint.	1	
1018	King's Lynn	King's Lynn	SRC	Agriculture	G	Land at Queen Elizabeth Way,	Morston Muckworks Ltd (Morston Assets Ltd)	+	+/-	+/-	+	+	+	+	+	+	+	+	+	+	+	Site partially constrained by fluvial flood zone 2 and partially constrained by fluvial flood zone 3.	The imperative to enable growth and contribute to the regeneration of Kings Lynn in line with the Core Strategy means that all sites in the town will be considered in Stage 2 whilst acknowledging the flood risk constraint.	1	
1023	King's Lynn	Gaywood	SRC	Greenfield Land	M	Land north of Bishop's Road,	Diocese of Norwich client of Savills (L&P) Ltd	+	+	+	+	+	+	+	+	+	+	+	+	+	+	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	community facilities/open	Amenity	cycling access to services	Access to open space	Public Right of Way/Bridleway	employment	Agricultural land			
940	+	+/-	+	+	+	+	+	+	+	+/-	+	+	+	+	-	+/-	+	+	-	+	Site 940 is the former Campbells factory site, a supermarket and adjoining undeveloped 'greenfield' land which at one stage was used for a rail link to the factory. The site is located in the Hardwick Industrial Estate and as such housing development would result in a loss of employment land. The access to the site has been designed to accommodate lorries and large volumes of vehicular traffic. The site is likely to be contaminated. Possible waste disposal site. The amenity of potential residents would likely be adversely affected by the proximity to the industrial estate and the high volume of traffic associated with this, as well as the noise from both the A47 and Hardwick Road. Possible biodiversity issues on the undeveloped part of the site. The site is isolated from residential areas and local service centres and facilities.	The site is currently unsuitable for residential use due to the adverse impact on amenity. In line with Policy CS10 of the Core Strategy, the loss of employment land would need to be justified by means of viability and associated conditions. Constraints cannot be overcome.	0
966	+	-	+	+	+	+/-	+	+	+	+/-	+/-	+	+	+	-	+/-	-	+	-	+	Site 966 is an allocated employment site at the edge of the Hardwick industrial estate. Access is currently inadequate, however this is likely improve in light of redevelopment of the Penguin factory to the south west of the site. Housing development would prevent the planned expansion of the industrial estate outlined in the Core Strategy. Potential biodiversity issues. Site is distant from local services and accessible open space. Site is isolated from residential development and local centres.	Development of the site for residential development would conflict with Policy CS10 of the Core Strategy. The site is considered unsuitable for housing within the plan period.	0
974	+	-	+	+	+	+	+	-	+	+/-	-	+	+	+	+	+	+	+	+	+	Site 974 is a greenfield woodland site. The entire site is designated by a Tree Preservation Order (woodland). The woodland has significant amenity value and is used for informal recreation.	The Tree Preservation Order prevents development on the site. Constraints cannot be overcome.	0
1004	+	+/-	+	+	+	+/-	+	+	+	+/-	+/-	+	+	+	-	+/-	-	+	-	+	Site 1004 is a mixed site, part greenfield and part brownfield. Part of the site is a food processing factory which has been granted planning permission for redevelopment as a supermarket and associated car park in 2010. The remainder of the site is allocated for employment uses and is greenfield land. This part of the site is distant from local services and accessible open space. Site is isolated from residential development and local centres. Housing development would prevent the planned expansion of the industrial estate outlined in the Core Strategy.	Development of the site for residential development would conflict with Policy CS10 of the Core Strategy. The site is considered unsuitable for housing within the plan period.	0
1018	+	-	+	+	+	+/-	+	+	+	+	+/-	+	+	+	-	+/-	-	+	-	+	Site 1018 is an allocated employment site at the edge of the Hardwick industrial estate. Access is currently inadequate, however this is likely improve in light of redevelopment of the Penguin factory area to the south west of the site. Housing development would prevent the planned expansion of the industrial estate outlined in the Core Strategy. Potential biodiversity issues. Site is distant from local services and accessible open space. Site is isolated from residential development and local centres.	The site is unsuitable as the land is allocated for employment. The site has potential for housing in the long term if the site is not developed for employment uses over the plan period.	0
1023	+	+/-	+	+/-	+	+	+/-	+	+	+/-	+	+	+	+	+/-	+	+	+	+	+	Site 1023 is a partially developed site which is underutilised and in parts overgrown. The site is an awkward shape to develop. There is a small Anglian Water unit on the site. Garages would need to be demolished to enable access to the site. Potential to develop site in conjunction with site 1091 to increase viability. Overlooking may also be an issue. Possible biodiversity issues.	Consultation with Anglian Water required. Design would have to consider issues of access, amenity and overlooking. An ecology assessment 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
940	Employment/Replacement Food Store/Public House/Hotel/Car Showroom/Restaurant/Highway & Access Improvements	Site proposed for consideration by agent for employment and associated uses therefore site is unavailable for housing.	0	L	M	18.3					Site unsuitable, unavailable	0
966	Employment 11.52ha	Site proposed for consideration by agent for employment uses therefore considered unavailable for residential development.	0	L	M	11.3					Site unsuitable, unavailable	0
974	Housing, 12 dwellings	Site proposed for consideration by landowner for residential use therefore considered available.	1	M	M	2.1					Site unsuitable	0
1004	New Foodstore	Site proposed for consideration by agent for other uses therefore site considered unavailable for development.	0	M	M	47					Site unsuitable, unavailable	0
1018	New Foodstore	Site proposed for consideration by agent for other uses therefore site considered unavailable for development.	0	M	M	13.7					Site unsuitable, unavailable	0
1023	Housing - approx 6-7 dwellings affordable housing	Site proposed for consideration by landowner for residential use therefore considered available.	1	M	M	0.3					figure already counted - see site 27	0

Site Ref	Basic Site Information							Suitability Stage 1																
	Parish	Town/Village	CS02 Designation	Current or last known land use	Brownfield Greenfield	Site Description	Site proposed by	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
1028	King's Lynn	King's Lynn	SRC	Agriculture	G	Land at Whitehouse Farm, Saddlebow Lane	The Whitehouse Farm Partnership client of Star Planning and Development	+	+/-	+/-	+/-	+/-	+	+	+	+	+	+/-	+	+	+	Half the site constrained by tidal flooding zones 2 and 3, remainder of site at risk of fluvial flooding zone 2 and 3. Therefore site is wholly constrained by flooding. Watercourse which runs through the site is designated as an SSSI.	The imperative to enable growth and contribute to the regeneration of Kings Lynn in line with the Core Strategy means that all sites in the town will be considered in Stage 2 whilst acknowledging the flood risk constraint.	1
1029	King's Lynn	King's Lynn	SRC	Overspill Car Park	B	Ebbs Field Tennyson Road	College of West Anglia	+	+	+	-	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flood zone 2.	The imperative to enable growth and contribute to the regeneration of Kings Lynn in line with the Core Strategy means that all sites in the town will be considered in Stage 2 whilst acknowledging the flood risk constraint.	1
1030	King's Lynn	King's Lynn	SRC	Educational Facility	B	Land at The College of West Anglia, Plaxtole House, Goodwins Road (PE30 5PD)	The College of West Anglia	+	+	+	-	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flood zone 2.	The imperative to enable growth and contribute to the regeneration of Kings Lynn in line with the Core Strategy means that all sites in the town will be considered in Stage 2 whilst acknowledging the flood risk constraint.	1
1032	King's Lynn	King's Lynn	SRC	Unused area on college grounds	G	Land at Gaywood Field Land East Of Gaywood Park High School Queen Mary Road / Parkway Gaywood	The College of West Anglia	+	+	+	+/-	+	+	+	+	+	+	+	+	+	+	Site partially constrained by tidal flood zone 2.	The imperative to enable growth and contribute to the regeneration of Kings Lynn in line with the Core Strategy means that all sites in the town will be considered in Stage 2 whilst acknowledging the flood risk constraint.	1
1033	King's Lynn	King's Lynn	SRC	College	B	Land at Ebbs Field Tennyson Road	The College of West Anglia	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Entire site within settlement boundary.	N/A	1
1036	King's Lynn	King's Lynn	SRC	none stated	B	Land to the rear of 1 Blackfriars Road, extending to Kirby Street (PE30 1NR)	Mr A.Giles	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Entire site within settlement boundary.	N/A	1
1037	King's Lynn	King's Lynn	SRC	Residential/Workshop	B	Land at 17 Purfleet Street	Professor C Peter Winlove	+	+	+	-	-	-	+	+	+	+	+	+	+	+	Site wholly within tidal flood zone 2 and 3 and hazard zone	The imperative to enable growth and contribute to the regeneration of Kings Lynn in line with the Core Strategy means that all sites in the town will be considered in Stage 2 whilst acknowledging the flood risk constraint.	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	community facilities/open	Amenity	cycling access to services	Access to open space	Public Right of Way/Bridleway	employment	Agricultural land			
1028	+	-	+	+	+	+/-	+/-	+/-	+	+/-	+/-	+	+	+	-	-	+	+/-	-	-	Site 1028 is an extensive site predominately greenfield land which is used for agriculture and is allocated employment land. The site is removed from residential areas by a large junction for the A47. The site is also adjacent to a speedway track, close to the power station and the recycling facility and other industrial uses and this would impact on residential amenity (noise, traffic, pollution etc). There are ditches/dykes on site. Half the site is constrained by fluvial flood zone 2 and 3 and the remaining half is at risk of tidal flooding (zone 2 and 3). Development would result in a loss of high quality agricultural land (grade 2). Significant overland and underground infrastructure run across the southern end of the site (gas and electricity). The River Nar runs north to south across the site and is designated an SSSI and there is a public right of way either side of the river. There is a small designated County Wildlife site designated on the north east of the site. Potentially negative impact on the open fen edge farmland landscape. Potential biodiversity issues.	In order to be suitable for housing, the site would have to be de-allocated in the Site Specific Allocations and Policies DPD and would need to be part of a larger masterplan for the area which addressed flood risk and service deficiency. In assessing flood risk sequentially (see PPS25) three alternative strategic directions of growth for King's Lynn have been identified in the Core Strategy which are of a lesser flood risk. Therefore, there is no imperative to develop large sites at the edge of the town for housing which are in higher risk flood zones within the current plan period. Constraints cannot be overcome.	0
1029	+	+	+	+/-	+/-	+/-	+	+	+	+	+/-	+	+	+	+/-	+	+	+	+	+	Site 1029 is a brownfield site directly adjacent the railway and a level crossing. This could potentially create issues for access and would also affect the amenity of potential residents (noise, safety etc). The site is at risk of tidal flooding. Site is adjacent to the Conservation Area. Site is an awkward shape.	Awaiting response from Highways Agency. Safe access would require demonstration. Site specific flood risk assessment required. Design and layout would need to be sensitive to amenity issues and impact on Conservation Area.	1
1030	+	+/-	+	+	+	+/-	+	+	+	+/-	+/-	+	+	+	+/-	+	+	+	+	+	Site 1030 is a former students residence for the College of West Anglia. The building is set in attractive grounds and further intensification by additional building on the green areas could have an adverse impact on the form and character of the site. Access is not ideal due to the narrow entrance route. Potential biodiversity issues on undeveloped land. Site wholly constrained by flood zone 2.	Building potentially suitable for conversion. Awaiting response from Highways Agency. Safe access would require demonstration. Site specific flood risk assessment required if incorporating undeveloped land. Design and layout would need to be sensitive to amenity issues and impact on townscape. Ecology assessment and tree survey may be requested.	1
1032	+	-	+	+	+	+	+	+	+	+/-	+	+	+	+/-	+	+	+	+	+	+	Site 1032 is a green field site owned by College of West Anglia for use as playing fields. Development of the site would result in a loss of open space, however, this is not publicly accessible. Potential impact on biodiversity. Roughly half of the site is at risk of flooding (tidal zone 2). This site is located on a potential public transport corridor which will need to be preserved. Increased vehicular pressure on Gaywood Clock junction could exacerbate air quality problems.	Development of the site could form part of a strategic plan to improve the College which would have wider social and economic benefit for the borough. The long term requirement for green space by the college would be a key consideration in any application. An ecology report may be required. Site would require strategic masterplan. A site specific flood risk assessment would be required. Pressure on AQMA yet to be resolved and is likely to delay build.	1
1033	+	+	+	+	+	+	+	+	+	+	+	+	+	+/-	+	+	+	+	+/-	+	Site 1033 is the campus of the College of West Anglia. The site is heavily developed and has established access and infrastructure. There are no absolute constraints to residential development provided the college can be relocated within King's Lynn, preventing a loss of employment and loss of educational facilities. Any remediation of the site for housing is likely to be expensive - demolition, remediating contamination etc.	Redevelopment of the site could form part of a strategic plan to improve/expand/relocate the College which would have wider social and economic benefit for the borough. Funding would need to be secured and site would require strategic masterplan.	1
1036	+	+	+	+/-	-	+/-	+	+	+	+	+/-	+	+/-	+	+/-	+	+	+	+	+	Site 1036 is within the Conservation Area and the Kings Lynn Archaeologically Sensitive Area. The site is overgrown and there are buildings on site. The site has a narrow access point fronting directly onto the road. Intensification may have a negative impact on amenity. The site may be contaminated as previous use is unknown. Site is an awkward shape. Site immediately adjacent to Air Quality Management Area.	Constraints would require further investigation. The site would need clearing. Awaiting response from Highways Agency. An archaeological survey may be required. Any new development would have to be sensitive in form and design to mitigate adverse impact on the Conservation Area. An Air Quality Impact Assessment may be required.	1
1037	+	+	+	+	-	+	+	+	+	+	+/-	+	+	+	+	+	+	+	-	+	Site 1037 is a brownfield site occupied by a commercial unit which has been vacant and marketed for over a year. The site is in a prominent position between King's Lynn central shopping area and the Customs House (tourist information centre) at Purfleet Quay. The site is within the Conservation Area and in the designated Archaeologically Sensitive Area. The site is at high risk of tidal flooding. Development would result in a loss of employment premises.	The site could potentially be redeveloped to offer mixed uses (residential on upper floor) in order to maintain employment land and to reduce flood risk in line with national planning policy (PPS25). Sensitive redevelopment could enhance the historic setting. An archaeological survey 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
1028	Housing, potential for 700 dwellings / Employment (B1, B2 & B8) / Retail (A1-A5) / Health care facility / village hall / potentially primary school / park and ride	Site proposed for consideration by landowner therefore considered available.	1	L/M	M	116.3					Site unsuitable	0
1029	Housing, approx 14 dwellings	Site proposed for consideration by landowner therefore considered available.	1	M	L/M	0.3		14			Site accepted	14
1030	Housing, approx 24 dwellings / Employment / Leisure	Site proposed for consideration by landowner therefore considered available.	1	M/H	L/M	0.8		24			Site accepted	24
1032	Housing (275 dwellings) / Employment/Leisure/Health	Site proposed for consideration by landowner therefore considered available. Potential layout has been provided for this site.	1	L/M	L/M	8.9		70	80		Site accepted	150
1033	Housing (220 dwellings) / Leisure / Health	Site proposed for consideration by landowner therefore considered available.	1	L	H	4.9					Site is currently unachievable due to lack of funding	0
1036	none stated	Landowner did not propose the site for consideration, therefore the availability of the site is unknown.	0	L/M	M/H	0.1					Site unavailable	0
1037	none stated	Site proposed for consideration by landowner therefore considered available.	1	M/H	M	0.01		1			Site accepted	1

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	Brownfield Greenfield	Site Description	Site proposed by	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								
1052	King's Lynn	King's Lynn	SRC	Residential with community facility	B	Land at Hillington Square,	Client of Ingleton Wood	+	+	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly within tidal flood zone 2 and 3.	The imperative to enable growth and contribute to the regeneration of Kings Lynn in line with the Core Strategy means that all sites in the town will be considered in Stage 2 whilst acknowledging the flood risk constraint.	1
1091	King's Lynn	Gaywood	SRC		G	Land at Gaywood Glebe, Gaywood,	Diocese of Norwich client of Savills (L&P) Ltd	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Entire site within settlement boundary.	N/A	1	
1097	King's Lynn	King's Lynn	SRC	Industrial	M	Land to the rear of Hillen Road and along Wisbech Road	Combined Property Control, Stephen Gates, Cooper Bearings Group	+	+	+	-	-	+/-	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly within tidal flood zone 2 and 3 and partially within hazard zone	The imperative to enable growth and contribute to the regeneration of Kings Lynn in line with the Core Strategy means that all sites in the town will be considered in Stage 2 whilst acknowledging the flood risk constraint.	1	
1101	King's Lynn	King's Lynn	SRC	Vacant field/Agriculture	G	Land adjacent to Swallowfield Road	Client of Brown & Co	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Entire site within settlement boundary.	N/A	1	
1109	King's Lynn	King's Lynn	SRC	Agriculture	G	Lynn (South)	B.C.K.L.W.N	+	-	+/-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by fluvial flood zone 2 and partially constrained by fluvial flood zone 3.	The imperative to enable growth and contribute to the regeneration of Kings Lynn in line with the Core Strategy means that all sites in the town will be considered in Stage 2 whilst acknowledging the flood risk constraint.	1	
1115	King's Lynn	King's Lynn	SRC	Agriculture	B	Edward Benefer Way	B.C.K.L.W.N	+	+	+	+/-	+/-	+	+	+	+	+	+	+	+	+	+	+	+	+	Site partially constrained by tidal flood zone 2 and 3.	The imperative to enable growth and contribute to the regeneration of Kings Lynn in line with the Core Strategy means that all sites in the town will be considered in Stage 2 whilst acknowledging the flood risk constraint.	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	community facilities/open	Amenity	cycling access to services	Access to open space	Public Right of Way/Bridleway	employment	Agricultural land			
1052	+	+	+	+	-	+	+	+	+	+	+	+	+/-	+	+	+	+	+	+	+	Site 1052 was developed in the 1960's to replace former terrace houses with high density social housing (flats). The site is at risk of tidal flooding (zone 2 and 3). The site is adjacent to a Listed church (grade 2*) which is within a Conservation Area and is within the King's Lynn Archaeologically Sensitive Area. There are currently plans to redevelop the site. Site immediately adjacent to Air Quality Management Area.	Redevelopment of the site will provide the opportunity to enhance the historic setting and improve amenity value for residents. However, the risk posed by flooding would need to be considered for any substantial redevelopment scheme. An archaeological survey may be required. An Air Quality Impact Assessment may be required.	1
1091	+	-	+	+	+	+/-	+	+	+	+/-	+	+	+	+	+/-	+	+	+	+	+	Site 1091 is a greenfield site which is underutilised and in parts overgrown. Access may be a constraint to development but the site is otherwise suitable if developed with site 27/1023. Overlooking may also be an issue. Potential impact on biodiversity.	More information will be required from the Highways Agency to determine whether safe access can be achieved. Design would have to consider issues of overlooking and amenity. An ecology assessment may be required.	1
1097	+	+	+	+	+	+	+	+	+	+	+	-	-	+	+	+	+	+	-	+	Site 1097 is an occupied industrial complex. Site wholly within tidal flood zone 2 and 3 and partially within hazard zone. Site is within Health and Safety Executive Hazard area. Site is likely to be contaminated.	CS10 of the Proposed Submission Core Strategy has a presumption in favour of retaining viable employment land for employment uses. Therefore viability of land use would require assessment if the land ceases to be used. Substantial demolition and remediation work would be necessary to bring the site forward for housing. A site specific flood risk assessment would be required.	1
1101	+	-	+	+	+	+	+	+	+	+/-	+/-	+	+	+	+	+/-	+/-	+	+	+	Site 1101 is adjacent to a greenfield site which was granted planning permission for housing in 2001 and has been built out. The site is in close proximity of a reservoir. This site is located on a potential public transport corridor which will need to be preserved.	Site is potentially suitable for housing in principle. Any constraints would require identification and addressing in a specific planning application.	1
1109	+	-	+	+	+	+	+/-	+/-	+	+/-	+/-	+	+	+	-	-	+	+/-	+	-	Site 1109 is greenfield land which is used for agriculture. The site is adjacent to other industrial uses and a health and safety executive hazard zone to the north and this would impact on residential amenity (noise, traffic, pollution etc). There are ditches/dykes on site. The entire site is constrained by fluvial flood zone 2 and 3. Development would result in a loss of high quality agricultural land (grade 2). Significant underground infrastructure runs across the southern end of the site (gas). The River Nar runs north to south across the western edge of the site and is designated an SSSI and there is a public right of way either side of the river. There is a small designated County Wildlife site designated to the west of the site. Potential impact on biodiversity.	In assessing flood risk sequentially (see PPS25) three alternative strategic directions of growth for King's Lynn have been identified in the Core Strategy which are of a lesser flood risk. Therefore, there is no imperative to develop large sites at the edge of the town for housing which are in higher risk flood zones within the current plan period. Constraints cannot be overcome.	0
1115	+	+	-	+	+/-	+/-	+	+	+	+/-	+	+	-	+	+/-	+	+	+	-	+	Site 1115 is a derelict brownfield site which was formally used for industrial activity. The site is heavily contaminated. The site was allocated as an employment site in the former Local Plan, however it has not been developed. There could potentially be issues with access and amenity may be affected by traffic noise. The site is at high risk of flooding. Part of site is in designated archaeological sensitive area. Potential impact on biodiversity.	Formally planning permission for housing on appeal but subsequently risk of flooding identified at a higher level. Redevelopment of this site would have a positive impact on the landscape and townscape and approach towards the town centre. A case could be made to justify development of this site if flood risk could be mitigated through the design of the development. It is possible that the site could be suitable for housing, employment or mixed uses but the cost of decontaminating the site, developing safe access and egress and complying with PPS25 is likely to mean that cost and time will affect the achievability of the site.	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
1052	Housing, approx 550 dwellings. Health facility improvement	Unlikely that redevelopment will result in an increase in dwellings. See 'contingent sites' in table 'sites within the planning process.	1	L	M	2.4					See 'Sites within the planning process'	0
1091	Residential	Site proposed for consideration by agent on behalf of landowner therefore considered available.	1	M	M	0.2		8			Site accepted	8
1097	Residential	Site proposed for consideration by agent on behalf of landowner therefore considered available.	1	L	H	11.5			220	116	Site accepted	336
1101	none stated	Site was allocated for housing in the 1998 Local Plan 'residual allocated site'. Site still available.	1	M	M	1.2					Figure already counted. See 'Sites within the planning process'	0
1109	none stated	Site proposed for consideration by landowner therefore considered available.	1	L/M	M	62					Site unsuitable	0
1115	none stated	Site proposed for consideration by landowner (see NLN 12) therefore considered available. Residual allocated site for housing.	1	L/M	H	2.5					Figure already counted. See 'Sites within the planning process'	0

Site Ref	Basic Site Information							Suitability Stage 1																
	Parish	Town/Village	CS02 Designation	Current or last known land use	Brownfield Greenfield	Site Description	Site proposed by	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
1117	King's Lynn	King's Lynn	SRC	Agriculture		White House Farm	B.C.K.L.W.N	+	+/-	+/-	+/-	+/-	+	+	+	+	+	+/-	+	+	+	Half the site constrained by tidal flooding zones 2 and 3, remainder of site at risk of fluvial flooding zone 2 and 3. Therefore site is wholly constrained by flooding. Watercourse which runs through the site is designated as an SSSI.	The imperative to enable growth and contribute to the regeneration of Kings Lynn in line with the Core Strategy means that all sites in the town will be considered in Stage 2 whilst acknowledging the flood risk constraint.	1
1118	King's Lynn	King's Lynn	SRC	Agriculture	G	Harwick Estate Extension	B.C.K.L.W.N	+	+/-	+/-	+	+	+	+	+	+	+	+	+	+	+	Site partially constrained by fluvial flood zone 2 and partially constrained by fluvial flood zone 3.	The imperative to enable growth and contribute to the regeneration of Kings Lynn in line with the Core Strategy means that all sites in the town will be considered in Stage 2 whilst acknowledging the flood risk constraint.	1
1119	King's Lynn	King's Lynn	SRC	Industrial/HGV Park	B	Estuary Road	B.C.K.L.W.N	+	+	+	-	-	+/-	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flood zones 2 and 3 and partially constrained by flood hazard zone.	The imperative to enable growth and contribute to the regeneration of Kings Lynn in line with the Core Strategy means that all sites in the town will be considered in Stage 2 whilst acknowledging the flood risk constraint.	1
1120	King's Lynn	King's Lynn	SRC	Agriculture	G	North Lynn Farm	B.C.K.L.W.N	+	+	+	-	-	+/-	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flood zones 2 and 3 and partially constrained by flood hazard zone.	The imperative to enable growth and contribute to the regeneration of Kings Lynn in line with the Core Strategy means that all sites in the town will be considered in Stage 2 whilst acknowledging the flood risk constraint.	1
1125	King's Lynn	King's Lynn	SRC	Mixed Use	M	Edma Street	B.C.K.L.W.N	+	+	+	-	+/-	+	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flood zones 2 and partially constrained by tidal flood zone 3.	The imperative to enable growth and contribute to the regeneration of Kings Lynn in line with the Core Strategy means that all sites in the town will be considered in Stage 2 whilst acknowledging the flood risk constraint.	1
1134	King's Lynn	King's Lynn	SRC	Residential, community and employment	M	Land at The Old Rectory, 26 Gayton Road, Gaywood	Client of Mr Gerald Eve	+	+	+	+	+	+	+	+	+	+	+	+	+	+	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	community facilities/open	Amenity	cycling access to services	Access to open space	Public Right of Way/Bridleway	employment	Agricultural land			
1117	+/-	-	+	+	+	+/-	+/-	+/-	+	+/-	+/-	+	+	+	-	-	+	+/-	-	-	Site 1117 is an extensive site predominately greenfield land which is used for agriculture and is allocated employment land. The site is removed from residential areas by a large junction for the A47. The site is also adjacent to a speedway track, close to the power station and the recycling facility and other industrial uses and this would impact on residential amenity (noise, traffic etc). There are ditches/dykes on site. Half the site is constrained by fluvial flood zone 2 and 3 and the remaining half is at risk of tidal flooding (zone 2 and 3). Development would result in a loss of high quality agricultural land (grade 2). Significant overland and underground infrastructure run across the southern end of the site (gas and electricity). The River Nar runs north to south across the site and is designated an SSSI and there is a public right of way either side of the river. There is a small designated County Wildlife site designated on the north east of the site. Potential impact on biodiversity. Site is open fen edge farmland and development may have an impact on the landscape.	In assessing flood risk sequentially (see PPS25) three alternative strategic directions of growth for King's Lynn have been identified in the Core Strategy which are of a lesser flood risk. Therefore, there is no imperative to develop large sites at the edge of the town for housing which are in higher risk flood zones within the current plan period. Constraints cannot be overcome.	0
1118	+	-	+	+	+	+/-	+	+	+	+/-	+/-	+	+	+	-	+/-	-	+	-	+	Site 1118 is an allocated employment site at the edge of the Hardwick industrial estate. Access is currently inadequate, however this is likely improve in light of redevelopment of the Pinguin factory to the south west of the site. Housing development would prevent the planned expansion of the industrial estate outlined in the Core Strategy. Potential biodiversity issues. Site is distant from local services and accessible open space. Site is isolated from residential development and local centres.	Development of the site for residential development would conflict with Policy CS10 of the Core Strategy. The site is considered unsuitable for housing within the plan period.	0
1119	+	+	-	+	+	+	+	+	+	+	+	-	+/-	+	-	+/-	+	+	-	+	Site 1119 is a former industrial site. Residential development on the site would result in a loss of allocated employment land. The site is located in North Lynn industrial estate and as such the amenity of residents could be affected by noise, smells and industrial traffic. The site is within an area marked as a health and safety executive hazard. The site is at high risk of flooding (tidal zone 2 and 3). Site is isolated from residential development and local centres.	The location of the site at the edge of a working industrial estate within the health and safety hazard zone is unsuitable for housing. Constraints cannot be overcome.	0
1120	+	-	-	+	+	+	+	+	+	+/-	+	-	+	+	-	+/-	+	+	-	+	Site 1120 is a greenfield site used for paddocks on the northern edge of North Lynn industrial estate. Site is allocated employment land. The amenity of residents is likely to be affected by noise, smells, pollution and heavy industrial traffic. The site is within an area marked health and safety executive hazard. The site is at high risk of flooding (tidal zone 2 and 3). Site is isolated from residential development and local centres. Potential impact on biodiversity.	The location of the site in the centre of a working industrial estate within the health and safety hazard zone is unsuitable for housing. Constraints cannot be overcome.	0
1125	+	+/-	+	+	+	+	+	+	+	+/-	+	+	+/-	+/-	+	+	+	+	+	+	Site 1125 is a mixed use site at the centre of a residential area, part used for storage of haulage vehicles, allotments, agricultural land and recreational land with a playground. The most significant constraint to development is the tidal flood risk. It is possible that part of the site could be contaminated due to previous uses although this is not yet known. Site is within Archaeologically Sensitive Area. Potential impact on biodiversity.	A site specific Flood Risk Assessment would be required. Contamination would have to be investigated. The site could be developed whilst retaining the playground and allotments and some green space if appropriate. An ecology report may be required.	1
1134	+	+/-	+	+	-	+/-	+	+	+	+	+/-	+	+	+	+/-	+	+	+	+	+	Site 1134 is a Grade II Listed Building and garden which has been used as a centre by the charity 'Action for Children'. There is potential to convert the building to residential use, however this would require planning permission. Any further development on the site would have a negative impact on the setting of the Listed Building, on the form and character of the area and potentially on the amenity of potential residents (no outdoor space and potential overlooking/parking issues). Narrow access point.	Site potentially suitable but planning application required to determine this. An opinion has been sought from Highways Agency.	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
1117	none stated	Site proposed for consideration by landowner therefore considered available.	1	L/M	M	81.6					Site unsuitable	0
1118	none stated	Site proposed for consideration by agent on behalf of landowner therefore considered available.	1	L	M	28.9					Site unsuitable	0
1119	none stated	Site unavailable for housing.	0	L	M	1.7					Site unsuitable	0
1120	none stated	Site unavailable for housing.	0	L	M	2.5					Site unsuitable	0
1125	none stated	The site is in multiple ownership. No known intention to develop. Extant planning permission on allocated site - see also table 'sites within the planning process'	0	L/M	M	4.8					See 'Sites within the planning process'	0
1134	Housing 10-15	Site proposed for consideration by agent on behalf of landowner therefore considered available.	1	M	L	0.2		8			Site accepted	8

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	Brownfield Greenfield	Site Description	Site proposed by	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			
1136	King's Lynn	King's Lynn	SRC	Agricultural / Industrial	B	Saddlebow Road, King's Lynn	B.C.K.L.W.N	+	+	+	+/-	+/-	+/-	+	+	+	+	+/-	+	+	+	Partially within Flood zone 3 (Tidal), 2 (Tidal) & the hazard zone. Partially within SSSI.	The imperative to enable growth and contribute to the regeneration of Kings Lynn in line with the Core Strategy means that all sites in the town will be considered in Stage 2 whilst acknowledging the flood risk constraint.	1
CEN 01b	King's Lynn	King's Lynn	SRC	former industrial	B	North Street	Mr T. M. O Hara, Associated British Ports	+	+	+	-	-	+/-	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flood zones 2 and 3 and partially constrained by flood hazard zone.	The imperative to enable growth and contribute to the regeneration of Kings Lynn in line with the Core Strategy means that all sites in the town will be considered in Stage 2 whilst acknowledging the flood risk constraint.	1
CEN 10b	King's Lynn	King's Lynn	SRC	none stated	B	Austin Street	Mr N. Marten, Marten Development	+	+	+	+/-	+	+	+	+	+	+	+	+	+	+	Site partially constrained by tidal flood zone 2.	The imperative to enable growth and contribute to the regeneration of Kings Lynn in line with the Core Strategy means that all sites in the town will be considered in Stage 2 whilst acknowledging the flood risk constraint.	1
CEN 14	King's Lynn	King's Lynn	SRC	none stated	B	Kettlewell Lane	David Morrell, D H Partnership	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Entire site within settlement boundary.	N/A	1
CEN 15b	King's Lynn	King's Lynn	SRC	garages	B	Dodmans Close redevelopment	Freebridge Housing Association	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Entire site within settlement boundary.	N/A	1
CEN 20	King's Lynn	King's Lynn	SRC	none stated	G	Park adjacent to railway	Lambert Smith Hampton	+	+	+	-	+	+	+	+	+	+	+	+	+	+	Almost wholly within tidal flood zone 2. Directly adjacent historic park and garden	The imperative to enable growth and contribute to the regeneration of Kings Lynn in line with the Core Strategy means that all sites in the town will be considered in Stage 2 whilst acknowledging the flood risk constraint.	1
CEN 21	King's Lynn	King's Lynn	SRC	none stated	B	Waterloo Street	H R Maxey, Cruso & Wilken	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Entire site within settlement boundary.	N/A	1
CEN 30	King's Lynn	King's Lynn	SRC	Car park	B	Purfleet	Tawn Landles	+	+	+	-	-	+	+	+	+	+	+	+	+	+	Site wholly within tidal flood zone 2 and 3.	The imperative to enable growth and contribute to the regeneration of Kings Lynn in line with the Core Strategy means that all sites in the town will be considered in Stage 2 whilst acknowledging the flood risk constraint.	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	community facilities/open	Amenity	cycling access to services	Access to open space	Public Right of Way/Bridleway	employment	Agricultural land			
1136	+	+	+	+/-	+	+	+	+/-	+	+/-	+/-	+	+/-	+	+	+	+	+	+	+	Site 1136 is the Nar Ouse Regeneration Area. The area was formally industrial. Constraints include contamination, uneven ground and high risk of tidal flooding. Possible waste disposal sites. An SSSI and two Public Rights of Way are present on part of the site. Potential impact on biodiversity and on the landscape. The part of the site south of the A47 is not well located to the settlement due to the severance by the trunk road.	The site is part of the Nar Ouse Regeneration Area which was designated growth point status. Significant investment is being made through a partnership of government agencies to remediate the site which will make it suitable in parts for housing and to provide appropriate access with improved transport links and green infrastructure. A site specific flood risk assessment is required. An ecology report may be required.	1
CEN 01b	+	+	+	-	+/-	+/-	+	+	+	+	+	-	-	+	-	+	+	+	-	+	Site CEN 01b is a brownfield site which was identified in the 2008 SHLAA as part of a larger site which incorporated land to the south. The site is at risk of flooding, partially within the Archaeologically Sensitive Area and adjacent to the Conservation Area. The site is within the executive health and safety hazard zone. The shape of the site is unsuitable as it would result in a housing development which was sandwiched between an industrial site used for the port and a number of small to medium size businesses which front onto the road.	Site is an unsuitable shape and in a unsuitable location for housing. Constraints cannot be overcome.	0
CEN 10b	+	+	+	+/-	+/-	+/-	+	+	+	+	+	+	+	+	+/-	+	+	+	+	+	Site CEN 10b is a brownfield site which was identified in the 2008 SHLAA. Site is partially constrained by flood zone 2. The site could provide residential units but access would need to be determined. Site is within Archaeologically Sensitive Area and adjacent to the Conservation Area. The amenity of residents may be affected by the busy road. Potential biodiversity issues.	Ecology report may be required. Opinion from Highways Agency has been sought. Design should enhance Conservation Area and address amenity issues. Archaeological survey may be required.	1
CEN 14	+	+	+	+/-	-	+	+	+	+	+	+	+	+	+	+/-	+	+	+	+	+	Site CEN 14 is a small area of brownfield land adjacent to residential properties. The site is overlooked by surrounding properties. Site is within Archaeologically Sensitive Area.	An archaeological survey may be required.	1
CEN 15b	+	+	+	+	-	+	+	+	+	+	+	+	+	+/-	+/-	+	+	+	+	+	Site CEN 15b is a brownfield site currently occupied by garages and a community centre. Site assembly issues need to be resolved. Site is within Archaeologically Sensitive Area.	Loss of community facility would need to be addressed, possibility to incorporate in development scheme. An archaeological survey may be required.	1
CEN 20	+	-	+	+	+/-	+/-	+	+	+	+/-	+/-	+	+	+	+/-	+	+	+	+	+	Site CEN 20 is a mixed site which is currently unused land and a car park situated between the registered park (The Walks) and Kings Lynn train station. There are mature trees and hedges on the site. The amenity of potential residents would be affected by the adjacent rail line which may cause concern over safety and noise. Access is potentially unsuitable considering the proximity of the level crossing, however this would need to be confirmed by the Highways Agency. The site is within tidal flood zone 2. Part of site is within Archaeologically Sensitive Area and the site is adjacent to the Conservation Area. Potential biodiversity issues	Safe access must be demonstrated. Highways Agency have been consulted. A site specific flood risk assessment may be required. An ecology report and tree survey may be required. An archeological survey may be required.	1
CEN 21	+	+	+	+	-	+	+	+	+	+	+	+	+/-	+	+	+	+	+	-	+	Site CEN 21 is a small developed site which is currently used for office accommodation and adjoining car park. The site is at risk of tidal flooding. The site is within the Conservation Area and the Archaeologically Sensitive Area. Site immediately adjacent to Air Quality Management Area.	Application for change of use required. The site could be intensified to provide a mixed use function (residential above commercial space) in line with national flood risk planning policy (PPS25). A site specific flood risk assessment would be required. An archaeological survey may be required. An Air Quality Impact Assessment may be required.	1
CEN 30	+	+	+	+	-	+	+	+	+	+	+	+	+	+	+/-	+	+	+	+/-	+	Site CEN 30 is a brownfield site which is currently used as a private town centre car park. The site is at risk of tidal flooding. The amenity of potential residents could be affected by the proximity to commercial buildings (particularly vehicular deliveries). Site is within Archaeologically Sensitive Area and the Conservation Area.	Site would require a site specific flood risk assessment. Design of development would have to be sensitive to the Conservation Area. Archaeological surveys 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
1136	none stated	Site was allocated for housing in the 1998 Local Plan 'extant planning permission on allocated site'. Site still available.	1	L/M	H	29.8					Figure already counted. See 'Sites within the planning process'	0
CEN 01b	Housing/mixed use	Site proposed for consideration by agent on behalf of landowner therefore considered available.	1	L	M	0.3					Site unsuitable	0
CEN 10b	Housing - 24 dwellings	Site proposed for consideration by agent on behalf of landowner therefore considered available.	1	M	M	0.1		20			Site accepted	20
CEN 14	Housing	Site proposed for consideration by agent on behalf of landowner therefore considered available.	1	M	L/M	0.1		10			Site accepted	10
CEN 15b	Housing - affordable - 0-5 years possible 8 dwellings minimum or 19 dwellings maximum in 6-10 years	Site proposed for consideration by landowner therefore considered available.	1	M	M	0.3		8	8		Site accepted	16
CEN 20	Housing, 15 min, 20 max	Site proposed for consideration by landowner therefore considered available.	1	M	M	1		20			Site accepted	20
CEN 21	Housing, possible 20 dwellings minimum, 40 dwellings maximum	Site proposed for consideration by agent on behalf of landowner therefore considered available.	1	M	M	0.06		20			Site accepted	20
CEN 30	Housing	No evidence of intention to develop immediately but landowner resubmitted site for consideration.	1	M	M	0.1				4	Site accepted	4



Site Ref	Basic Site Information							Suitability Stage 1																
	Parish	Town/Village	CS02 Designation	Current or last known land use	Brownfield Greenfield	Site Description	Site proposed by	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
CEN 35	King's Lynn	King's Lynn	SRC	Warehouse	B	Grain Silo	Maurice Loades/Cedric Pitcher	+	+	+	-	-	+/-	+	+	+	+	+	+	+	+	Site wholly within tidal flood zone 2 and 3. Small part of the frontage of site within flood hazard zone.	The imperative to enable growth and contribute to the regeneration of Kings Lynn in line with the Core Strategy means that all sites in the town will be considered in Stage 2 whilst acknowledging the flood risk constraint.	1
CEN 58	King's Lynn	King's Lynn	SRC	none stated	B	Wellesley Street	Jeff Sutton, Jeff Sutton Ltd.	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Entire site within settlement boundary.	N/A	1
CEN 71	King's Lynn	King's Lynn	SRC	none stated	B	St James Road	Mr D Potter (Head of Estates)	+	+	+	-	+	+	+	+	+	+	+	+	+	+	Almost wholly within tidal flood zone 2.	The imperative to enable growth and contribute to the regeneration of Kings Lynn in line with the Core Strategy means that all sites in the town will be considered in Stage 2 whilst acknowledging the flood risk constraint.	1
FAR 04	King's Lynn	King's Lynn	SRC	none stated	B	William Booth Road	Freebridge Community Housing	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Entire site within settlement boundary.	N/A	1
GWC 24	King's Lynn	King's Lynn	SRC	none stated	M	Exton's Road	Mr Gerard Robert Ames	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Entire site within settlement boundary.	N/A	1
GWC 37	King's Lynn	King's Lynn	SRC	none stated	B	South of Hall View Road	Freebridge Community Housing	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Entire site within settlement boundary.	N/A	1
GWC 38	King's Lynn	King's Lynn	SRC	none stated	B	South of Thurlin Road	Freebridge Community Housing	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Entire site within settlement boundary.	N/A	1
OGW 10	King's Lynn	King's Lynn	SRC	none stated	B	Wootton Road	Mrs L. I. Cooper	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Entire site within settlement boundary.	N/A	1
OGW 12b	King's Lynn	King's Lynn	SRC	none stated	B	Wootton Road	David Shaw	+	+/-	+/-	+	+	+	+	+	+	+	+	+	+	+	Part of the site within flood zone 2. Sliver of the site within fluvial flood zone 3.	The imperative to enable growth and contribute to the regeneration of Kings Lynn in line with the Core Strategy means that all sites in the town will be considered in Stage 2 whilst acknowledging the flood risk constraint.	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	community facilities/open	Amenity	cycling access to services	Access to open space	Public Right of Way/Bridleway	employment	Agricultural land			
CEN 35	+	+	+	+	-	+	+	+	+	+	+/-	+	+/-	+	+	+	+	+	+/-	+	Site CEN 35 is a historic warehouse adjacent to the (now demolished) grain silos. The site is within the Conservation Area and Archaeologically Sensitive Area and the frontage of the warehouse is grade 2 Listed. The landowner has no knowledge of contamination but this would require investigation. Landowner notes foul water drainage to one W.C. in front building only. The site is at a high risk of flooding.	and would need to meet requirements of the Exception Test set in PPS25. The site may require an archaeological survey and any development could in no way compromise the listed status of the frontage of the site, which may present costs and issues with the design of any new development. Infrastructure would require improvement through developer contributions and change of use considered in a planning application. These constraints are	1
CEN 58	+	+	+	+	+/-	+	+	+	+	+	+	+	+	+	+	+	+	+	-	+	Site CEN 58 is a brownfield site which is currently a small commercial premises used as a vehicle workshop. The site is within King's Lynn Archaeologically Sensitive Area and adjacent to the Conservation Area. Redevelopment of the site for housing would result in a loss of employment land. There may be contamination related to previous uses.	CS10 of the Proposed Submission Core Strategy has a presumption in favour of retaining viable employment land for employment uses. Therefore viability of land use would require assessment. Amenity issues and impact on Conservation Area would require addressing at application stage. An archaeological survey may be required.	1
CEN 71	+	+	+	+	-	+	+	+	+	+	+	+	+/-	+	+	+	+	+	-	+	Site CEN 71 is currently occupied by the Police Headquarters building. Norfolk Constabulary has indicated an intention to replace the existing 1950's Police Station with new sites by 2014. The building is listed and the site is within a Conservation Area and the Kings Lynn Archaeologically Sensitive Area. The site is within tidal flood zone 2. Site immediately adjacent to Air Quality Management Area.	Any development would have to be sensitive to the historic building and setting. Other uses will be considered for the site and there may be more preferred options, however, conversion to residential use is considered possible. An archaeological survey may be required. An Air Quality Impact Assessment may be required.	1
FAR 04	+	+/-	+	+	+	+	+	+	+	+	+	+	+	+/-	+	+	+	+	+	+	Site FAR 04 is a small local shopping parade and community centre with associated car park and amenity space in the middle of a 1960/1970's housing estate. Development of the whole site would result in a loss of service provision and local centre.	Residential use could potentially be incorporated into a redevelopment scheme, providing that there was no adverse impact on service provision and community space.	1
GWC 24	+	+	+	+	+	+/-	+	+	+	+	+/-	+	+	+	+/-	+	+	+	+	+	Site GWC 24 comprises bungalows and gardens. Intensification of the site would have an impact on the amenity of other residents who overlook the site and may present access and parking issues. Intensification may also have a detrimental impact on the surrounding form and character of the street.	Potential for sensitive design to address identified issues. Highways Agency have been consulted, awaiting response.	1
GWC 37	+	+	+	+	+	+/-	+	+	+	+	+/-	+	+	+	+/-	+	+	+	+	+	Site GWC 37 and GWC 38 consist of social housing. An informal application has been made to intensify the site. Intensification of the site would have an impact on the amenity of other residents who overlook the site and may present access and parking issues. Intensification may also have a detrimental impact on the surrounding form and character of the street although there is also the opportunity for enhancement depending on the quality of the scheme.	Potential for sensitive design to address identified issues. Highways Agency have been consulted, awaiting response.	1
GWC 38	+	+	+	+	+	+/-	+	+	+	+	+/-	+	+	+	+/-	+	+	+	+	+	Site GWC 37 and GWC 38 consist of social housing. An informal application has been made to intensify the site. Intensification of the site would have an impact on the amenity of other residents who overlook the site and may present access and parking issues. Intensification may also have a detrimental impact on the surrounding form and character of the street although there is also the opportunity for enhancement depending on the quality of the scheme.	Potential for sensitive design to address identified issues. Highways Agency have been consulted, awaiting response.	1
OGW 10	+	-	+	-	+	-	+	+	+	+	-	+	+	+	+/-	+	+	+	+	+	Site OGW 10 is the remainder of a larger site submitted for the 2008 SHLAA. As currently stands the site is too small to further intensify due to limited access and development would disrupt form and character of area.	Constraints cannot be overcome.	0
OGW 12b	+	+	+	+	+	+	+	+	+	+	+	+	+/-	+	+	+	+	+	+/-	+	Site OGW 12b is a housing allocation site and a NLUD site. There are derelict warehouses fronting the road. Part of the site within flood zone 2. Sliver of the site within fluvial flood zone 3. Possible contamination.	Planning permission granted for 12 flats. Constraints have been considered in the application.	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
CEN 35	Housing	Site proposed for consideration by landowner/s therefore considered available.	1	M/H	M/H	0.2				16	Site accepted	
CEN 58	Housing	Site proposed for consideration by landowner therefore considered available.	1	M	H	0.03			3		Site accepted	3
CEN 71	Housing - 20 min - 40 max	Site proposed for consideration by landowner therefore considered available.	1	M	M	0.3			30		Site accepted	30
FAR 04	Housing/mixed use 1-5 years min 20 dwellings, 6-10 years max 45 dwellings	Site proposed for consideration by landowner therefore considered available.	1	L	M/H	1.05		20	25		Site accepted	45
GWC 24	Housing	Site proposed for consideration by landowner therefore considered available.	1	M	L	0.2			8		Site accepted	8
GWC 37	Housing - 6-10 years 15 dwellings min, 11-15 years 36 max	Site proposed for consideration by landowner therefore considered available.	1	L	L/M	0.6			21		Site accepted	21
GWC 38	Housing - 8 min - 16 max	Site proposed for consideration by landowner therefore considered available.	1	L	L/M	0.3			11		Site accepted	11
OGW 10	Housing/mixed use - min 2	Site proposed for consideration by landowner therefore considered available.	1	M	M	0.2					Site unsuitable	0
OGW 12b	Housing - 12 min	Site proposed for consideration by landowner therefore considered available.	1	M	M	0.3		12			Site accepted	12

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	Brownfield Greenfield	Site Description	Site proposed by	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				
OGW 14	King's Lynn	King's Lynn	SRC	former garage in 1970's	B	Wootton Road	Mr Tony Gostling, Surf 55	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Entire site within settlement boundary.	N/A	1	
SWL 09	King's Lynn	King's Lynn	SRC	none stated	B	Sydney Terrace	Jane Snape	+	+	+	-	-	-	+	+	+	+	+	+	+	+	Flood zones 2 & 3 tidal and hazard zone. Residential use at present.	The imperative to enable growth and contribute to the regeneration of Kings Lynn in line with the Core Strategy means that all sites in the town will be considered in Stage 2 whilst acknowledging the flood risk constraint.	1	
SWL 11	King's Lynn	King's Lynn	SRC	none stated	G	St. Michaels Road	Surinder Kaur	+	+	+	-	-	-	+	+	+	+	+	+	+	+	Site is constrained by tidal flooding and is entirely within the flood hazard zone.	The imperative to enable growth and contribute to the regeneration of Kings Lynn in line with the Core Strategy means that all sites in the town will be considered in Stage 2 whilst acknowledging the flood risk constraint.	1	
69	King's Lynn	West Lynn	SRC	none stated	G	Land curtilidge to The Oakes, Pullover Road	Clients of David Taylor Associates Ltd	+	+	+	-	+/-	-	+	+	+	+	+	+	+	+	Site is constrained by tidal flooding and is entirely within the flood hazard zone.	The imperative to enable growth and contribute to the regeneration of Kings Lynn in line with the Core Strategy means that all sites in the town will be considered in Stage 2 whilst acknowledging the flood risk constraint.	1	
447	King's Lynn	West Lynn	SRC	Unoccupied fenced area	G	The Whitehouse, 56 Glenchwarton Road	Clients of Adrian Parker Planning	+	+	+	-	-	+/-	+	+	+	+	+	+	+	+	Flood zones 2 & 3 tidal partial hazard zone.	The imperative to enable growth and contribute to the regeneration of Kings Lynn in line with the Core Strategy means that all sites in the town will be considered in Stage 2 whilst acknowledging the flood risk constraint.	1	
637	King's Lynn	West Lynn	SRC	Agriculture	G	Land at west Lynn to the rear of properties 103 to 115 St Peters Road bounded to the north by properties on south side of Kempe	Mr Trevor Wolfe	+	+	+	-	+/-	+	+	+	+	+	+	+	+	+	Wholly within Flood zone 2 tidal, partial flood zone 3.	The imperative to enable growth and contribute to the regeneration of Kings Lynn in line with the Core Strategy means that all sites in the town will be considered in Stage 2 whilst acknowledging the flood risk constraint.	1	
782	King's Lynn	West Lynn	SRC	Vacant field	G	Land West of Sculthorpe Avenue, West Lynn	Matthew Overton	+	+	+	-	-	+/-	+	+	+	+	+	+	+	+	Flood zones 2 & 3 tidal partial hazard zone.	The imperative to enable growth and contribute to the regeneration of Kings Lynn in line with the Core Strategy means that all sites in the town will be considered in Stage 2 whilst acknowledging the flood risk constraint.	1	
WEL 01	King's Lynn	West Lynn	SRC	none stated	M	Ferry Road	John Redman	+	+	+	-	-	+/-	+	+	+	+	+	+	+	+	Flood zones 2 & 3 tidal partial hazard zone.	The imperative to enable growth and contribute to the regeneration of Kings Lynn in line with the Core Strategy means that all sites in the town will be considered in Stage 2 whilst acknowledging the flood risk constraint.	1	
154	King's Lynn	West Lynn	SRC	Fallow Land, formerly agricultural	G	Land south of Ferry Road,	Mr R. S. Fraulo	+	+	+	-	-	+/-	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flood zone 2 and 3 and the majority of the site is within the flood hazard zone.	The imperative to enable growth and contribute to the regeneration of Kings Lynn in line with the Core Strategy means that all sites in the town will be considered in Stage 2 whilst acknowledging the flood risk constraint.	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	community facilities/open	Amenity	cycling access to services	Access to open space	Public Right of Way/Bridleway	employment	Agricultural land			
OGW 14	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	-	+	Site OGW 14 is a small complex of shops on Wootton Road. Development would result in a loss of employment and a loss of retail space.	Application for change of use would be required. CS10 of the Proposed Submission Core Strategy has a presumption in favour of retaining viable employment land for employment uses. Information on viability would need to be provided.	1
SWL 09	+	+	+	+/-	+	+/-	+	+	+	+	+/-	+	+	+	+/-	+	+	+	+	+	Site SWL 09 was formerly part of a larger site included in the 2008 SHLAA. Not all landowners have submitted their land, consequently the site area has been reduced. Flood zones 2 & 3 tidal and hazard zone. Residential use and gardens at present. Access is likely to be a key constraint.	Site specific flood risk assessment would be required in addition to consultation with Highways Agency.	1
SWL 11	+	+	+	+/-	+	+/-	+	+	+	+	+/-	+	+	+	+/-	+	+	+	+	+	Site SWL 11 is a small site set behind residential properties, therefore there are issues of overlooking, impact on form and character, access and parking. Site is constrained by tidal flooding and is entirely within the flood hazard zone.	Site specific flood risk assessment would be required in addition to consultation with Highways Agency.	1
69	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+/-	-	+	+	+	-	Site 69 is predominantly garden land adjacent to a hotel, petrol station and restaurant complex. Classified grade 1 agricultural land although not used for agriculture. Site is constrained by tidal flooding and is entirely within the flood hazard zone. The site is isolated from the residential areas and the service centres of West Lynn and South Lynn meaning it is not a sustainable location for residential development as it would encourage car use.	Site is considered unsuitable due to the flood risk constraint and because it is an unsustainable location for housing. Constraints cannot be overcome.	0
447	+	-	+	+	+	+	+	+/-	+	-	+/-	+	+	+	+	+	+	+	+	-	Site 447 is a greenfield site which is low lying scrub land. Flood zones 2 & 3 tidal partial hazard zone. Grade 1 quality agricultural land. There is a small 'County Wildlife Site' on part of the site, suggesting that development may impact on biodiversity.	In assessing flood risk sequentially (see PPS25) three alternative strategic directions of growth for King's Lynn have been identified in the Core Strategy which are of a lesser flood risk. Therefore, there is no imperative to develop large greenfield sites at the edge of West Lynn for housing which are in higher risk flood zones within the current plan period. Constraints cannot be overcome.	0
637	+	-	+	+	+	+/-	+	+	+	+/-	+/-	+	+	+	+	+	+	+	+	-	Site 637 is greenfield land. Wholly within flood zone 2 tidal, partial flood zone 3. Grade 2 quality agricultural land. Possible biodiversity impact. Suitable access not identifiable.	In assessing flood risk sequentially (see PPS25) three alternative strategic directions of growth for King's Lynn have been identified in the Core Strategy which are of a lesser flood risk. Therefore, there is no imperative to develop large greenfield sites at the edge of West Lynn for housing which are in higher risk flood zones within the current plan period. Constraints cannot be overcome.	0
782	+	-	+	+	+	+	+	+	+	+/-	+/-	+	+	+	+	+	+	+	+	-	Site 782 is a greenfield site which is currently unused scrubland. Site wholly constrained by tidal flood zone 2 and 3 and the majority of the site is within the flood hazard zone. Site is grade 2 quality agricultural land. Development is likely to be overlooked by residents of Sculthorpe Avenue. Biodiversity could be negatively affected.	In assessing flood risk sequentially (see PPS25) three alternative strategic directions of growth for King's Lynn have been identified in the Core Strategy which are of a lesser flood risk. Therefore, there is no imperative to develop large greenfield sites at the edge of West Lynn for housing which are in higher risk flood zones within the current plan period. Constraints cannot be overcome.	1
WEL 01	+	+/-	+	-	+	+/-	+	+	+	+	-	+	+	+	+	+	+	+	+	-	Site Wel 01 comprised a larger site which was included in the 2008 SHLAA. A part of the site has been resubmitted for the 2010 SHLAA which is a long narrow plot with a house and garden currently in use. Development of the whole site would not be in keeping with the form and character of the surrounding area. Site is within flood zones 2 & 3 tidal partial hazard zone.	Site is considered unsuitable due to the flood risk constraint. Constraints cannot be overcome.	0
154	+	-	+	+	+	+	+	+	+	+/-	+/-	+	+	+	+	+	+	+	+	-	Site 154 is a greenfield site which is currently unused scrubland. Site wholly constrained by tidal flood zone 2 and 3 and the majority of the site is within the flood hazard zone. Site is grade 2 quality agricultural land. Development is likely to be overlooked by residents of Sculthorpe Avenue. Biodiversity could be negatively affected.	In assessing flood risk sequentially (see PPS25) three alternative strategic directions of growth for King's Lynn have been identified in the Core Strategy which are of a lesser flood risk. Therefore, there is no imperative to develop large greenfield sites at the edge of West Lynn for housing which are in higher risk flood zones within the current plan period. Constraints cannot be overcome.	0

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
OGW 14	Housing - 3 min - 4 max	Site proposed for consideration by landowner therefore considered available.	1	M	M	0.1				4	Site accepted	4
SWL 09	Housing	Site proposed for consideration by landowner therefore considered available.	1	L	M	0.08				3	Site accepted	3
SWL 11	Housing	Site proposed for consideration by landowner therefore considered available.	1	L	M	0.12				3	Site accepted	3
69	Housing	Site proposed for consideration by agent on behalf of landowner therefore considered available.	1	L/M	M	1.4					Site unsuitable	0
447	Housing	Site proposed for consideration by agent on behalf of landowner therefore considered available.	1	M	M	2.2					Site unsuitable	0
637	none stated	Site proposed for consideration by landowner therefore considered available.	1	M	M	4.3					Site unsuitable	0
782	none stated	Site proposed for consideration by landowner therefore considered available.	1	M	M	4.7					Site unsuitable	0
WEL 01	Housing/mixed use, 4 min - 8 max	Site proposed for consideration by landowner therefore considered available.	1	M	L	0.3					Site unsuitable	0
154	Housing, 50-80 dwellings / Green spaces & playgrounds	Site proposed for consideration by landowner therefore considered available.	1	M	M/H	4.4					Site unsuitable	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	Brownfield Greenfield	Site Description	Site proposed by	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								
1016	King's Lynn	West Lynn	SRC	Vacant	G	Land off Freebridge Roundabout known as Freebridge Farm (A47/A17 junction)	Morston Muckworks Ltd (Morston Assets Ltd)	+	+	+	-	+/-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Site is constrained by tidal flooding and is entirely within the flood hazard zone.	The imperative to enable growth and contribute to the regeneration of Kings Lynn in line with the Core Strategy means that all sites in the town will be considered in Stage 2 whilst acknowledging the flood risk constraint.	1
589	King's Lynn	West Lynn	SRC	Agricultural	G	Land at Freebridge Farm, A17/A47 roundabout,	Clients of Tylerparkes Partnership	+	+	+	-	+/-	-	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by fluvial flood zone 2 and flood hazard zone. Site almost wholly constrained by tidal flood zone 3.	The imperative to enable growth and contribute to the regeneration of Kings Lynn in line with the Core Strategy means that all sites in the town will be considered in Stage 2 whilst acknowledging the flood risk constraint.	1	
739	King's Lynn	West Lynn	SRC	Industrial	B	Land to the East of St Peter's Road	Client 1 of Spearing Waite Solicitors	+	+	+	-	+/-	+/-	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly within tidal flood zone. Very small area within flood hazard zone.	The imperative to enable growth and contribute to the regeneration of Kings Lynn in line with the Core Strategy means that all sites in the town will be considered in Stage 2 whilst acknowledging the flood risk constraint.	1	
1124	King's Lynn	West Lynn	SRC	Agriculture / Industrial	B	Roadside Services/Lorry Park	B.C.K.L.W.N	+	+	+	-	+/-	-	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flood zone 2, partially constrained by tidal flood zone 3 and wholly constrained by the flood hazard zone.	The imperative to enable growth and contribute to the regeneration of Kings Lynn in line with the Core Strategy means that all sites in the town will be considered in Stage 2 whilst acknowledging the flood risk constraint.	1	
989	King's Lynn	West Lynn	SRC	Storage & Distribution	B	Land at Premier Foods, Clenchwarton Road	Client of Andrew Martin Associates	+	+	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flood zone 2 and 3.	The imperative to enable growth and contribute to the regeneration of Kings Lynn in line with the Core Strategy means that all sites in the town will be considered in Stage 2 whilst acknowledging the flood risk constraint.	1	
1140	King's Lynn	King's Lynn	SRC	Timber Yard	B	Land at the Timber Yard, Page Stair Lane, King's Lynn	B.C.K.L.W.N	+	+	+	-	-	+/-	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flood zone 2 and 3 and partially constrained by flood hazard zone.	The imperative to enable growth and contribute to the regeneration of Kings Lynn in line with the Core Strategy means that all sites in the town will be considered in Stage 2 whilst acknowledging the flood risk constraint.	1	
1141	King's Lynn	King's Lynn	SRC	Car park	B	Land at Austin Fields Car Park, King's Lynn	B.C.K.L.W.N	+	+	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flood zone 2 and 3.	The imperative to enable growth and contribute to the regeneration of Kings Lynn in line with the Core Strategy means that all sites in the town will be considered in Stage 2 whilst acknowledging the flood risk constraint.	1	
1142	King's Lynn	King's Lynn	SRC	Car park	B	Land at Chapel Street Car Park, King's Lynn	B.C.K.L.W.N	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site partially constrained by tidal flood zone 2.	The imperative to enable growth and contribute to the regeneration of Kings Lynn in line with the Core Strategy means that all sites in the town will be considered in Stage 2 whilst acknowledging the flood risk constraint.	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	community facilities/open	Amenity	cycling access to services	Access to open space	Public Right of Way/Bridleway	employment	Agricultural land			
1016	+	-	+	+	+	+	+	+	+	+/-	+	+	+	+	+/-	-	+	+	+	-	Site 1016 is unused land adjacent to a hotel, petrol station and restaurant complex. Classified grade 1 agricultural land although not used for agriculture. Site is constrained by tidal flooding and is entirely within the flood hazard zone. The site is isolated from the residential areas and the service centres of West Lynn and South Lynn which would encourage unsustainable modes of transport. Potential impact on biodiversity.	Site is considered unsuitable due to the flood risk constraint and because it is an unsustainable location for housing. Constraints cannot be overcome.	0
589	+	-	+	+	+	+	+	+	+	+/-	+	+	+	+	+/-	-	+	+	+	-	Site 589 is unused greenfield land adjacent to a hotel, petrol station and restaurant complex. Classified grade 1 agricultural land although not used for agriculture. Site wholly constrained by fluvial flood zone 2 and flood hazard zone. Site almost wholly constrained by tidal flood zone 3. The site is isolated from the residential areas and the service centres of West Lynn and South Lynn meaning it is not a sustainable location for residential development as it would encourage car use.	Site is considered unsuitable due to the flood risk constraint and because it is an unsustainable location for housing. Constraints cannot be overcome.	0
739	+	+	+	+	+	+	+	+	+	+/-	+/-	+	+	+	+	+	+	+	-	-	Site 739 is brownfield land which is currently not in use. Classified grade 1 agricultural land although not used for agriculture. Site wholly constrained by tidal flood zone 2 and 3 and is wholly within flood hazard zone. Potential biodiversity issues. Site is adjacent river with views from and towards historic King's Lynn.	Planning permission has been granted for the erection of 149 dwellings. Extension to implementation is being sought. Overcoming constraints is being managed through the application process.	1
1124	+	-	+	+	+	+	+	+	+	+/-	+	+	+	+	+/-	-	+	+	+	-	Site 1124 is unused greenfield land adjacent to a hotel, petrol station and restaurant complex. Classified grade 1 agricultural land although not used for agriculture. Site wholly constrained by fluvial flood zone 2 and flood hazard zone. Site almost wholly constrained by tidal flood zone 3. The site is isolated from the residential areas and the service centres of West Lynn and South Lynn meaning it is not a sustainable location for residential development as it would encourage car use.	Site is considered unsuitable due to the flood risk constraint and because it is an unsustainable location for housing. Constraints cannot be overcome.	0
989	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	-	-	Site 989 is an employment site filled with warehouses. The site is currently vacant and being marketed by Bidwells. Classified grade 1 agricultural land although the land has been developed and is not used for agriculture. Site wholly constrained by tidal flood zone 2 and 3.	There is a presumption in favour of retaining viable employment sites in line with Core Strategy policy CS10. The site is currently considered unsuitable for housing in the plan period.	0
1140	+	+	+	+	-	+	+	+	+	+	+	-	-	+	+/-	+	-	+	-	+	Site 1140 is a timber yard historically associated with the port. The site is within the health and safety executive hazard zone and the amenity of potential residents would be adversely affected by adjacent port operations. The site is potentially contaminated. The site is distant from publicly accessible green space. The site is within an archaeologically sensitive area. Redeveloping the site would result in a loss of employment land. The site is at risk of tidal flooding (zone 2 and 3 and hazard zone).	If the land ceases to be viable for employment uses then mixed use or residential could be considered as part of the regeneration strategy for the town centre. A comprehensive plan would be needed to address identified constraints and a site specific flood risk assessment would be required.	1
1141	+	+	+	+	-	+	+	+	+	+	+	+	-	+	+/-	+	-	+	+	+	Site 1141 is currently a car park at the edge of the town centre adjacent to an industrial area. The amenity of potential residents could be adversely affected by adjacent business operations. The site is potentially contaminated. The site is distant from publicly accessible green space. The site is within an archaeologically sensitive area. Redeveloping the site would result in a loss of employment land. The site is at risk of tidal flooding (zone 2 and 3). Site immediately adjacent to Air Quality Management Area.	If the land ceases to be required for use as a town centre car park then mixed use or residential could be considered as part of the regeneration strategy for the town centre. A comprehensive plan would be needed to address identified constraints and a site specific flood risk assessment would be required. Any development would need to be sensitive to the historic environment. An Air Quality Impact Assessment may be required.	1
1142	+	+	+	+	-	+	+	+	+	+	+	-	-	+	+/-	+	-	+	+	+	Site 1142 is currently a car park in the town centre. The amenity of potential residents could be adversely affected by adjacent business operations. The site is potentially contaminated. The site is within a Health and Safety Executive hazard zone. The site is distant from publicly accessible green space. The site is within an archaeologically sensitive area, and adjacent to the Conservation Area and to Listed Buildings. Redeveloping the site would result in a loss of car park land. The site is at risk of tidal flooding (flood zone 2).	If the land ceases to be required for use as a town centre car park then mixed use or residential could be considered as part of the regeneration strategy for the town centre. A comprehensive plan would be needed to address identified constraints and a site specific flood risk assessment would be required. Any development would need to be sensitive to the historic environment.	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
1016	Housing, approx 120 dwellings	Site proposed for consideration by landowner therefore considered available.	1	M	M/H	3.7					Site unsuitable	0
589	Residential	Site proposed for consideration by agent on behalf of landowner therefore considered available.	1	M	M/H	3.7					Site unsuitable	0
739	none stated	Site proposed for consideration by agent on behalf of landowner therefore considered available.	1	M	M/H	1.9		125	24		Site accepted	149
1124	Roadside Services/Lorry Park	Site proposed for consideration by agent on behalf of landowner therefore considered available.	1	L	M/H	7.9					Site unsuitable	0
989	Housing, 180 dwellings	Site proposed for consideration by agent on behalf of landowner therefore considered available.	1	L/M	M/H	5.2					Site unsuitable	0
1140	none stated	Landowner did not propose the site for consideration, therefore the availability of the site is unknown.	0	M	H	1.4					Site unavailable.	0
1141	Considered for alternative uses as part of the Town Centre Car Parking Strategy which is yet to be completed.	Site is currently unavailable for residential use. No current plans to release site for housing.	0	L/M	M	0.4					Site unavailable.	0
1142	Considered for alternative uses as part of the Town Centre Car Parking Strategy which is yet to be completed.	Site is currently unavailable for residential use. No current plans to release site for housing.	0	M	M	0.3					Site unavailable	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	Brownfield Greenfield	Site Description	Site proposed by	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				
1143	King's Lynn	King's Lynn	SRC	Car park	B	Land at Austin Street Car Park, King's Lynn (both sides)	B.C.K.L.W.N	+	+	+	+/-	+	+	+	+	+	+	+	+	+	+	+	Site partially constrained by tidal flood zone 2.	The imperative to enable growth and contribute to the regeneration of Kings Lynn in line with the Core Strategy means that all sites in the town will be considered in Stage 2 whilst acknowledging the flood risk constraint.	1
1144	King's Lynn	King's Lynn	SRC	Car park	B	Land at Surrey Street Car Park, King's Lynn	B.C.K.L.W.N	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.	N/A	1
1145	King's Lynn	King's Lynn	SRC	Mixed use; retail	B	Land at King's Lynn Bus Station, Old Market Street, King's Lynn	B.C.K.L.W.N	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.	N/A	1
1146	King's Lynn	King's Lynn	SRC	Car park	B	Land at Baker Lane Car Park, King's Lynn (both sides)	B.C.K.L.W.N	+	+	+	-	-	+/-	+	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flood zone 2 and 3 and partially constrained by the flood hazard zone.	The imperative to enable growth and contribute to the regeneration of Kings Lynn in line with the Core Strategy means that all sites in the town will be considered in Stage 2 whilst acknowledging the flood risk constraint.	1
1147	King's Lynn	King's Lynn	SRC	Car park	B	Land at St James Court Car Park, King's Lynn	B.C.K.L.W.N	+	+	+	-	+	+	+	+	+	+	+	+	+	+	+	Site is constrained by tidal flood zone 2.	The imperative to enable growth and contribute to the regeneration of Kings Lynn in line with the Core Strategy means that all sites in the town will be considered in Stage 2 whilst acknowledging the flood risk constraint.	1
1148	King's Lynn	King's Lynn	SRC	Car park	B	Land at Church Street Car Park, King's Lynn	B.C.K.L.W.N	+	+	-	-	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flood zone 2 and 3.	The imperative to enable growth and contribute to the regeneration of Kings Lynn in line with the Core Strategy means that all sites in the town will be considered in Stage 2 whilst acknowledging the flood risk constraint.	1
1149	King's Lynn	King's Lynn	SRC	Leisure centre	B	Land at St James Swimming Pool, St James Road, King's Lynn	B.C.K.L.W.N	+	+	+	+/-	+	+	+	+	+	+	+	+	+	+	+	Site partially constrained by tidal flood zone 2.	The imperative to enable growth and contribute to the regeneration of Kings Lynn in line with the Core Strategy means that all sites in the town will be considered in Stage 2 whilst acknowledging the flood risk constraint.	1
1150	King's Lynn	King's Lynn	SRC	Employment	B	Land at Warehouse Depot, Austin Street, King's Lynn	B.C.K.L.W.N	+	+	+	+/-	+	+	+	+	+	+	+	+	+	+	+	A small part of the site is constrained by tidal flood zone 2.	The imperative to enable growth and contribute to the regeneration of Kings Lynn in line with the Core Strategy means that all sites in the town will be considered in Stage 2 whilst acknowledging the flood risk constraint.	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	community facilities/open	Amenity	cycling access to services	Access to open space	Public Right of Way/Bridleway	employment	Agricultural land			
1143	+	+	+	+	-	+	+	+	+	+	+	-	-	+	+/-	+	-	+	+	+	Site 1143 is currently a small car park in the town centre. The amenity of potential residents could be adversely affected by adjacent business operations. The site is potentially contaminated. The site is distant from publicly accessible green space. The site is within an archaeologically sensitive area, and adjacent to the Conservation Area and to Listed Buildings. Redeveloping the site would result in a loss of car park land. The site is within a Health and Safety Executive hazard zone. The site is at risk of tidal flooding (zone 2). Site immediately adjacent to Air Quality Management Area.	If the land ceases to be required for use as a town centre car park then mixed use or residential could be considered as part of the regeneration strategy for the town centre. A comprehensive plan would be needed to address identified constraints and a site specific flood risk assessment would be required. Any development would need to be sensitive to the historic environment. An Air Quality Impact Assessment may be required.	1
1144	+	+	+	+	-	+	+	+	+	+	+	+	-	+	+/-	+	-	+	+	+	Site 1144 is currently a small car park in the town centre. The amenity of potential residents could be adversely affected by adjacent business operations. The site is potentially contaminated. The site is distant from publicly accessible green space. The site is within an archaeologically sensitive area, the Conservation Area and adjacent to Listed Buildings. Redeveloping the site would result in a loss of car park land.	If the land ceases to be required for use as a town centre car park then mixed use or residential could be considered as part of the regeneration strategy for the town centre. A comprehensive plan would be needed to address identified constraints. Any development would need to be sensitive to the historic environment.	1
1145	+	+	+	+	-	+	+	+	+	+	+	+	-	+	+/-	+	-	+	-	+	Site 1145 is a large mixed use area of the town centre. The site has been identified in the Town Centre Strategy for potential redevelopment or renewal which could enable a proportion of residential development secondary to retail and the transport interchange function. The amenity of potential residents could be adversely affected by adjacent business operations. The site is potentially contaminated. The site is distant from publicly accessible green space. The site is within an archaeologically sensitive area, partly within the Conservation Area and there is a Grade 2 Listed Building on the site. Redeveloping the site would result in a loss of car park land. Site partly within Air Quality Management Area.	The site is being considered as part of the regeneration strategy for the town centre. There is potential to provide limited residential development if required, however the principle function of the site for retail, employment, parking and bus station is likely to remain therefore this has been reflected in the potential housing figure that could be accommodated on the site. A comprehensive plan would be needed to address identified constraints. Any development would need to be sensitive to the historic environment. An Air Quality Impact Assessment may be required.	1
1146	+	+	+	+	-	+	+	+	+	+	+	+	-	+	+/-	+	+	+	+	+	Site 1146 comprises a car park set behind business/retail and residential development in the town centre. The amenity of potential residents could be adversely affected by adjacent business operations. The site is potentially contaminated. The site is within an archaeologically sensitive area, the Conservation Area and adjacent to Listed Buildings. Redeveloping the site would result in a loss of car park land. The site is at risk of tidal flooding (zone 2 and 3).	If the land ceases to be required for use as a town centre car park then mixed use or residential could be considered as part of the regeneration strategy for the town centre. A comprehensive plan would be needed to address identified constraints. Any development would need to be sensitive to the historic environment. A site specific flood risk assessment would be required.	1
1147	+	+	+	+	-	+	+	+	+	+	+	+	-	+	+/-	+	+	+	+	+	Site 1147 is a car park behind residential and retail units in the town centre. The amenity of potential residents could be adversely affected by adjacent business operations. The site is potentially contaminated. The site is within an archaeologically sensitive area. Redeveloping the site would result in a loss of car park land. The site is at risk of tidal flooding (zone 2).	If the land ceases to be required for use as a town centre car park then mixed use or residential could be considered as part of the regeneration strategy for the town centre. A comprehensive plan would be needed to address identified constraints. Any development would need to be sensitive to the historic environment. A site specific flood risk assessment would be required.	1
1148	+	+	+	+	-	+	+	+	+	+	+	+	-	+	+	+	+	+	+	+	Site 1148 is a private car park in the town centre. The site is potentially contaminated. The site is within an archaeologically sensitive area. Redeveloping the site would result in a loss of car park land. The site is at risk of tidal flooding (zone 2 and 3).	If the land ceases to be required for use as a town centre car park then mixed use or residential could be considered as part of the regeneration strategy for the town centre. A comprehensive plan would be needed to address identified constraints. Any development would need to be sensitive to the historic environment. A site specific flood risk assessment would be required.	1
1149	+	+	+	+	-	+	+	+	+	+	+	+	-	+	+	+	+	+	+	+	Site 1149 is a leisure centre with small car park. The centre provides the only publicly accessible swimming pool in King's Lynn. The site would take extensive remediation work to be available for residential development. The site is within the archaeologically sensitive area. The site is at risk of tidal flooding (flood zone 2). Site immediately adjacent to Air Quality Management Area.	The impact of the loss of the leisure centre and swimming pool would need further consideration in the Town Centre Strategy. Residential or mixed use development could potentially be provided on the site in the long term if the site ceased to be viable. A site specific flood risk assessment would be required. An Air Quality Impact Assessment may be required.	1
1150	+	+	+	+	-	+	+	+	+	+	+	+	-	+	+/-	+	-	+	-	+	Site 1150 is currently employment premises at the edge of an industrial estate. The amenity of potential residents could be adversely affected by adjacent business operations. The site is potentially contaminated. The site is distant from publicly accessible green space. The site is within an archaeologically sensitive area, part of the site is within the Conservation Area and the site is adjacent to a Listed Building. Redeveloping the site would result in a loss of employment land. A small part of the site is at risk of tidal flooding (zone 2). Site immediately adjacent to Air Quality Management Area.	If the land ceases to be viable for employment uses then mixed use or residential could be considered as part of the regeneration strategy for the town centre. Any development would need to be sensitive to the historic environment. A comprehensive plan would be needed to address identified constraints. A site specific flood risk assessment would be required. An Air Quality Impact Assessment 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
1143	Considered for alternative uses as part of the Town Centre Car Parking Strategy which is yet to be completed.	Site is currently unavailable for residential use. No current plans to release site for housing.	0	L/M	M	0.7					Site unavailable	0
1144	Considered for alternative uses as part of the Town Centre Car Parking Strategy which is yet to be completed.	Site is currently unavailable for residential use. No current plans to release site for housing.	0	L/M	M	0.1					Site unavailable	0
1145	Potential to be considered for alternative uses as part of a redevelopment scheme to enhance the bus station.	Site already considered in 'sites within the planning process'. Site labelled 'contingent site'.	1	L/M	M/H	3.3					See 'Sites within the planning process'	0
1146	Residential	A small part of the site is planned to be developed for 7 apartments.	1	M	M	0.3		7			Site accepted	7
1147	Considered for alternative uses as part of the Town Centre Car Parking Strategy which is yet to be completed.	Site is currently unavailable for residential use. No current plans to release site for housing.	0	M	M	0.3					Site unavailable	0
1148	none stated	Site is currently unavailable for residential use. No current plans to release site for housing.	0	M	L/M	0.6					Site unavailable	0
1149	none stated	Site is currently unavailable for residential use. No current plans to release site for housing.	0	M	H	0.5					Site unavailable	0
1150	Considered for alternative uses as part of the Town Centre Car Parking Strategy which is yet to be completed.	Site is currently unavailable for residential use. No current plans to release site for housing.	0	L/M	M/H	0.3					Site unavailable	0

Site Ref	Basic Site Information							Suitability Stage 1																
	Parish	Town/Village	CS02 Designation	Current or last known land use	Brownfield Greenfield	Site Description	Site proposed by	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
1151	King's Lynn	King's Lynn	SRC	Car park	B	Land opposite St Nicholas Chapel, St Ann's Street, King's Lynn	B.C.K.L.W.N	+	+	+	-	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flood zone 2.	The imperative to enable growth and contribute to the regeneration of Kings Lynn in line with the Core Strategy means that all sites in the town will be considered in Stage 2 whilst acknowledging the flood risk constraint.	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	community facilities/open	Amenity	cycling access to services	Access to open space	Public Right of Way/Bridleway	employment	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
1151	+	+	+	+	-	+	+	+	+	+	+	+	-	+	+/-	+	-	+	+	+	<p>Site 1150 comprises a small car park, warehouse and land. Redeveloping the site would result in a loss of employment land and car park. The amenity of potential residents could be adversely affected by adjacent business operations. The site is potentially contaminated. The site is distant from publicly accessible green space. The site is within an archaeologically sensitive area and Conservation Area and the site is adjacent to a Listed Building. The site is at risk of tidal flooding (zone 2).</p>	<p>If the land ceases to be viable for employment uses then mixed use or residential could be considered as part of the regeneration strategy for the town centre. Any development would need to be sensitive to the historic environment. A comprehensive plan would be needed to address identified constraints. A site specific flood risk assessment would be required.</p>	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
1151	Considered for alternative uses as part of the Town Centre Car Parking Strategy which is yet to be completed.	Site is currently unavailable for residential use. No current plans to release site for housing.	0	L/M	M	0.4					Site unavailable	0