

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 submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens									
676	Barton Bendish	Eastmoor	SVAH	Agricultural (Redundant Poultry House)	B	Land adjacent Victory Lodge, Eastmoor,	Mr & Mrs P.A.J. Carter	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site constrained due to proximity to settlement.	Site is too far from the defined settlement to be sustainable location for development. Constraint cannot be overcome.	0
10	Boughton	Boughton	SVAH	none stated		Land off Stoke Road	Clients of Maxey & Son	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site constrained due to proximity to settlement.	Site is too far from the defined settlement to be sustainable location for development. Constraint cannot be overcome.	0	
54	Boughton	Boughton	SVAH	Garden	B	Land at Hill House, Stoke Road	Land Maximizer Consultants Ltd	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site constrained due to proximity to settlement.	Site is too far from the defined settlement to be sustainable location for development. Constraint cannot be overcome.	0	
259	Boughton	Boughton	SVAH	Garden/Agricultural	B	Land at Boughton, next to corner field	Mr Frank Reid	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site constrained due to proximity to settlement.	Site is too far from the defined settlement to be sustainable location for development. Constraint cannot be overcome.	0	
260	Boughton	Boughton	SVAH	Garden/Agricultural	B	Farm Buildings field	Mr Frank Reid	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site constrained due to proximity to settlement.	Site is too far from the defined settlement to be sustainable location for development. Constraint cannot be overcome.	0	
261	Boughton	Boughton	SVAH	Garden/Agricultural	B	Part of Church Field	Mr Frank Reid	-	-/+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site constrained due to proximity to settlement. Roughly half the site is at risk of fluvial flooding.	Site is too far from the defined settlement to be sustainable location for development. Constraint cannot be overcome.	0	
769	Boughton	Boughton	SVAH	Paddock	G	Land North of Oxborough Road	Mr P M Coulten	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site constrained due to proximity to settlement.	Site is too far from the defined settlement to be sustainable location for development. Constraint cannot be overcome.	0	
770	Boughton	Boughton	SVAH	Garden	G	Land at Winward, The Green, Boughton	Frank Reid	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site constrained due to proximity to settlement.	Site is too far from the defined settlement to be sustainable location for development. Constraint cannot be overcome.	0	
790	Boughton	Boughton	SVAH	Rough Grassland	G	Land South of Jubilee Lodge, Mill Hill Road	Mr B M Burton	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site constrained due to proximity to settlement.	Site is too far from the defined settlement to be sustainable location for development. Constraint cannot be overcome.	0	
803	Boughton	Boughton	SVAH	Garden / Agricultural	G	Plots to the South and West of The Firs, Wretton Road	Mr & Mrs A F Golds	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site constrained due to proximity to settlement.	Site is too far from the defined settlement to be sustainable location for development. Constraint cannot be overcome.	0	
894	Boughton	Boughton	SVAH	Gardens / Paddock	G	Land at Ferndale House, Mill Hill Road,	Mr Jon Murphy	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site constrained due to proximity to settlement.	Site is too far from the defined settlement to be sustainable location for development. Constraint cannot be overcome.	0	
1133	Boughton	Boughton	SVAH	Vacant		Land East of Stoke Road, Boughton	Client of Peter Humphrey	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development.	No	0	

Suitability Stage 2																						
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Shape	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
676																						0
10																						0
54																						0
259																						0
260																						0
261																						0
769																						0
770																						0
790																						0
803																						0
894																						0
1133																						0

Site Ref	Availability				Achievability		Deliverable/Developable							
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years	Notes	Total
676	Housing (two dwellings)													0
10	none stated													0
54	Housing (Infill Development)													0
259	none stated													0
260	none stated													0
261	none stated													0
769	Housing, one 4 bed													0
770	Housing, 2 bungalows													0
790	Housing, 5 dwellings													0
803	Require advice													0
894	Housing, 1 dwelling													0
1133														0



Suitability Stage 2																						
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Shape	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
258																						0
508	-/+	-	-	+	+	+	+	+	-/+	-/+	+	+	+	+	+	+	+	+	-	Site 508 is a large greenfield site, agricultural grade 3, outside built environment boundaries. The site is inappropriately large in scale for a key rural service centre. The site is within Marham airfield safeguarding area. There is a mature hedgerow along most boundaries, there is informal public access to the field and around the perimeter of the field.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. Part of the site may be suitable for development. Consultation with the authorities regarding the airfield will be required and DEFRA regarding agricultural land classification. An ecological survey may be required to determine impact upon the mature hedgerow. If site 508 and 1131 were brought forward in combination with footway improvements to the centre of the settlement, the Highway Authority would not object if this site were included in the plan.	1
509	+	-	-	+	-	+	+	+	-/+	-/+	+	+	+	+	-	+	+	+	-	Site 509 is a small greenfield site, agricultural grade 3, outside built environment boundaries. The site is immediately adjacent to the Conservation Area. The site is within Marham airfield safeguarding area. Access appears to be potentially restricted but not totally obstructed by trees, there appears to be suitable habitat for biodiversity. The surrounding highway network is very narrow and inadequate for more vehicular movements. The Highway Authority would object if this site were included in the plan.	It is difficult to see how the Highways objection could be overcome.	0
510	+	-	-	-	+	+	+	-/+	-/+	-	+	+	+	+	+	+	-/+	+	-	Site 510 is a small greenfield site, agricultural grade 3 & 4, outside built environment boundaries. There is a Tree Preservation Order area on the western edge of the site. There is a public right of way running adjacent to the southern part of the site. The site is adjacent to the Conservation Area. The site is within Marham airfield safeguarding area. The landscape is undulating, any development would have an adverse impact upon the setting. There is a mature hedgerow along the road frontage boundary. No objection from Norfolk CC highways Officer.	The rolling nature of the site does not lend itself to development and may result in an unacceptable impact upon the landscape, townscape and conservation area. The TPO and public right of way must also be considered in the design of new development. Consultation with authorities regarding the airfield will be required and DEFRA regarding agricultural land classification. An ecological survey would also be required to determine impact upon the mature hedgerow.	0
511	+	-	-	+	-/+	+	+	+	+	-/+	+	+	-	-	+	+	+	+	+	Site 511 is completely within the Conservation Area and was formally a primary school and outdoor playing space. The site is overlooked by adjacent cottages. Development of the site would require careful consideration to avoid an adverse impact on neighbouring amenity and the setting of an ancient monument. The site is within Marham airfield safeguarding area. There appears to be parking and issues relating to intensification of highway use along Pales Green. Redevelopment may result in the loss of an area of allotments.	Only the northern area of the site (playground) may be suitable for a residential use. Careful design would be required to mitigate any impact on the character and setting. Sport England would need to be consulted regarding the loss of sports field and playground if allocation is considered. Access should not be made from Pales Green and access from the north would be hindered by the school building and although not listed it would be desirable for the school building to be retained. Subject to a safe access the Highway Authority would not object if this site were included in the plan. Officers would like to see the allotment area part of the site retained.	1
953	+	-	-	+	-	+	+	+	+	-/+	+	+	-/+	+	+	+	+	+	+	Site 953 is a greenfield garden site, completely within the Conservation Area and close to an designated Ancient Monument and Archaeological Area. The site is within Marham airfield safeguarding area. The surrounding highway network is very narrow and inadequate for more vehicular movements.	The site may be suitable for development providing that the design or nature of development does not adversely impact the setting of the Conservation Area or the setting of the Ancient Monument and Archaeological Area (particularly the views). Consultation with authorities regarding the airfield will be required. The Highway Authority would object if this site were included in the plan.	0

Site Ref	Availability			Achievability		Deliverable/Developable							Total	
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years		Notes
258	none stated													0
508	residential	Site proposed for consideration by landowner through an Agent therefore considered available.		1	H	L	1.8	1.6	24		39		Site partially accepted	39
509	residential	Site proposed for consideration by landowner through an Agent therefore considered available.		1	H	L	0.3	0.3	24				Site not suitable on highways grounds	0
510	residential	Site proposed for consideration by landowner through an Agent therefore considered available.		1	H	L	0.4	0.4	24				Site not suitable	0
511	residential	Site proposed for consideration by landowner through an Agent therefore considered available.		1	H	L	0.3	0.3	24	7			Site accepted	7
953	none stated	Site proposed for consideration by landowner therefore considered available.		1	H	L	0.06	0.06	24				Site not suitable on highways grounds	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 submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument				Historic Parks and gardens	
1130	Castle Acre	Castle Acre	KRSC	not stated	G	Land South of Chimney Street, Castle Acre	Client of G.F. Bambridge Ltd Building Design	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Site close to two designated Ancient Monument and Archaeological Areas and an SSSI.	Possible constraint, requires further investigation.	1
1131	Castle Acre	Castle Acre	KRSC	not stated	G	Land at Massingham Road, Castle Acre	Client of G.F. Bambridge Ltd Building Design	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
1	Clenchwarton	Clenchwarton	KRSC	not stated		Rookery Road/Linden Road	Client of Pelorus	+	+	+	-	-	-/+	+	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flooding. Almost the entire site is in the flood hazard zone	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.	0
50	Clenchwarton	Clenchwarton	KRSC	not stated		Land at Station Road	Mrs Julie Tyson	+	+	+	-	-	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flooding.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.	0
70	Clenchwarton	Clenchwarton	KRSC	Garden	G	Land curtilage to Number 5 Wildfields	Clients of David Taylor Associates Ltd	+	+	+	-	-	+	+	+	+	+	+	+	+	+	+	Small part of site in tidal flood zone 3, remainder of site constrained by zone 2 tidal flood zone.	Access to site constrained by zone 3 tidal flood zone. Site fails the principles of the sequential test therefore development should be avoided. Constraints cannot be overcome.	0
91	Clenchwarton	Clenchwarton	KRSC	not stated	G	Land at Wynnes Lane	Mr T Burgess	+	+	+	-	-	-/+	+	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flooding. Part of the site is in the flood hazard zone	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.	0
108	Clenchwarton	Clenchwarton	KRSC	not stated		Land east of Willow Drive	Clients of Barry L Hawkins	+	+	+	-	-	-/+	+	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flooding. Almost the entire site is in the flood hazard zone	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.	0
152	Clenchwarton	Clenchwarton	KRSC	residential amenity	B	Proposed Residential Development Land	Mr Richard Freezer	+	+	+	-	-	-/+	+	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flooding. Small part of the site is in the flood hazard zone	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.	0
212	Clenchwarton	Clenchwarton	KRSC	Arable	B	Land north of Ferry Road.	Clients 8 of Cruso & Wilkin	+	+	+	-	-	-/+	+	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flooding. Majority of the site is in the flood hazard zone.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.	0
213	Clenchwarton	Clenchwarton	KRSC	Farmland	B	Land east of Jubilee Bank Road, north of West Lynn drain,	Clients 8 of Cruso & Wilkin	+	+	+	-	-	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flooding.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.	0
214	Clenchwarton	Clenchwarton	KRSC	Agricultural	B	Land east of Jubilee Bank Road, south of Ferry Road.	Clients 8 of Cruso & Wilkin	+	+	+	-	-	-/+	+	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flooding. Roughly 1/3rd of the site is in the flood hazard zone.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.	0

Suitability Stage 2																						
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Slope	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
1130	-/+	-	-	-	-	+	+	+	-/+	-	+	+	-/+	+	-/+	+	+	+	+	Site 1130 is a large steeply sloping greenfield site, agricultural grade 4, outside built environment boundaries. The site is completely within the Conservation Area, adjacent to designated Ancient Monument and Archaeological areas to the east and west and adjacent to a Site of Special Scientific Interest to the south. The site is within Marham airfield safeguarding area. The highways network access to the site consists of small rural country lanes. There appears to be suitable habitat for biodiversity. Any development would need to be designed to mitigate impact neighbouring properties.	The sloping nature of the site does not lend itself to development and may result in an unacceptable impact upon the landscape, townscape, conservation area, SSSI and ancient monument. Consultation with authorities regarding the airfield will be required and an ecological survey would also be required. The surrounding highway network is very narrow and inadequate for more vehicular movements. The Highway Authority would object if this site were included in the plan.	0
1131	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site 1131 is garden land to the rear of a row of terrace properties. The site is completely within the Conservation Area. The site is within Marham airfield safeguarding area.	The site may be suitable for development providing that the design or nature of development does not adversely impact the setting of the Conservation Area. Consultation with authorities regarding the airfield will be required. If site 508 and 1131 were brought forward in combination with footway improvements to the centre of the settlement, the Highway Authority would not object if this site were included in the plan.	1
1																						0
50																						0
70																						0
91																						0
108																						0
152																						0
212																						0
213																						0
214																						0



Site Ref	Availability			Achievability		Deliverable/Developable							Total	
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years		Notes
1130	none stated	Site proposed for consideration by landowner through an Agent therefore considered available.		1	H	L	1.8	1.6	24				Site not suitable	0
1131	none stated	Site proposed for consideration by landowner through an Agent therefore considered available.		1	H	L	0.3	0.3	24	7			Site accepted	7
1	none stated													0
50	none stated													0
70	Housing, up to 3 dwellings													0
91	Housing, 2 dwellings													0
108	none stated													0
152	Residential													0
212	Housing													0
213	Light Industrial													0
214	Housing													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 submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens								
215	Clenchwarton	Clenchwarton	KRSC	Agricultural	B	Land at junction of Bailey Lane and Hall Road,	Clients 8 of Cruso & Wilkin	+	+	+	-	-	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flooding. Small part of the site is in the flood hazard zone.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.	0
216	Clenchwarton	Clenchwarton	KRSC	Agricultural	B	Land north of Bailey Lane,	Clients 8 of Cruso & Wilkin	+	+	+	-	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flooding. Site is wholly within the flood hazard zone.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.	0
298	Clenchwarton	Clenchwarton	KRSC	Not Stated		Land north of 69 Ferry Road,	Mr & Mrs N V Coe	+	+	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flooding.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.	0
321	Clenchwarton	Clenchwarton	KRSC	not stated		Land on Ferry Road,	Mr David Godfrey	+	+	+	-	-	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flooding. Part of the site is in the flood hazard zone.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.	0
336	Clenchwarton	Clenchwarton	KRSC	Not Stated		Land off Main Road,	H.E. Kitchen & Sons	+	+	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flooding.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.	0
337	Clenchwarton	Clenchwarton	KRSC	Not Stated		Land off Blackhorse Road,	H.E. Kitchen & Sons	-	+	+	-	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Site constrained as it is further then 25m from a defined settlement.Site wholly constrained by tidal flooding. Site is wholly within the flood hazard zone.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.	0
338	Clenchwarton	Clenchwarton	KRSC	Not Stated		Land off Wildfields Road,	H.E. Kitchen & Sons	+	+	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flooding.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.	0
340	Clenchwarton	Clenchwarton	KRSC	Not Stated		Land off Church Road	H.E. Kitchen & Sons	+	+	+	-	-	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flooding. Part of the site is in the flood hazard zone.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.	0
405	Clenchwarton	Clenchwarton	KRSC	agricultural , containing single dwelling on	M	Land at Main Road / Station Road,	Clients of Peter Humphrey Associates Ltd	+	+	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flooding.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.	0
424	Clenchwarton	Clenchwarton	KRSC	agricultural , containing single dwelling on	G	Land on Wynne's Lane,	Clients of Peter Humphrey Associates Ltd	+	+	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flooding.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.	0
430	Clenchwarton	Clenchwarton	KRSC	agricultural , containing single dwelling on	M	Land at Black Horse Road,	Clients of Peter Humphrey Associates Ltd	+	+	+	-	-	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flooding. Small part of the site is in the flood hazard zone.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.	0
439	Clenchwarton	Clenchwarton	KRSC	Playing fields / Burnt down clubhouse	B	Land at Ferry Road Playing Field,	Clients of Richard Brown MSc	+	+	+	-	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flooding. Site is wholly within the flood hazard zone.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.	0
462	Clenchwarton	Clenchwarton	KRSC	Countryside	G	Land at Rookery Road, (opposite Nos. 20 - 30a)	Clients of Adrian Parker Planning	+	+	+	-	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flooding. Site is wholly within the flood hazard zone.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.	0

Suitability Stage 2																							
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Shape	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject	
215																						0	
216																							0
298																							0
321																							0
336																							0
337																							0
338																							0
340																							0
405																							0
424																							0
430																							0
439																							0
462																							0

Site Ref	Availability				Achievability		Deliverable/Developable							
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years	Notes	Total
215	Housing													0
216	Housing													0
298	Housing													0
321	none stated													0
336	none stated													0
337	none stated													0
338	none stated													0
340	none stated													0
405	Housing													0
424	Housing													0
430	Housing													0
439	Housing, 132 dwellings, Employment / Leisure (Pub) Community such as care home, pre school, medical centre													0
462	Housing													0

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	Parish	Town/Village	CS02 Designation	Current or last known land use	Brownfield/Greenfield	Site Description	Site submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens										
463	Clenchwarton	Clenchwarton	KRSC	Countryside	G	Nurseries between Main Road and Wash Lane.	Clients of Adrian Parker Planning	+	+	+	-	-	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flooding. Roughly half of the site is within the flood hazard zone.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.	0
474	Clenchwarton	Clenchwarton	KRSC	Garden/Field	B	Corner of Hall Road and Wildfield Road.	Clients of Ian H Bix & Associates	+	+	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flooding.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.	0
477	Clenchwarton	Clenchwarton	KRSC	not stated		Old Kingston Lodge, Ferry Road.	Clients of Ian H Bix & Associates	-	+	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site constrained as it is further than 25m from a defined settlement. Site wholly constrained by tidal flooding.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.	0
578	Clenchwarton	Clenchwarton	KRSC	Farmland/Fields	M	Land between Margetts House and Willow Drive.	Clients of Acorus	+	+	+	-	-	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flooding.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.	0
593	Clenchwarton	Clenchwarton	KRSC	Farmland/Fields	G	Land North of Pullover Road	Mr Stephen Brown	-	+	+	-	-	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site constrained as it is further than 25m from a defined settlement. Site wholly constrained by tidal flooding.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.	0
594	Clenchwarton	Clenchwarton	KRSC	Farmland/Fields	G	Land North West of Ferry Road	Mr Stephen Brown	+	+	+	-	-	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flooding. Majority of the site is in the flood hazard zone.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.	0
591	Clenchwarton	Clenchwarton	KRSC	Farmland/Fields	G	Land at Clockcase Road	Mr D Thorpe	-	+	+	-	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flooding and in the flood hazard zone.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.	0
598	Clenchwarton	Clenchwarton	KRSC	Residential / Storage / Retail	B	Land adj. to Kenfield Farm	Mr D Thorpe	+	+	+	-	-	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flooding. Roughly 1/3 of the site is in the flood hazard zone.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.	0
618	Clenchwarton	Clenchwarton	KRSC	Vacant. Previous use as poultry unit and orchard	B	Land west of 9 & 12 Jubilee Bank Road.	Mr J Hardy & Mr C Skinner	+	+	+	-	-	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flooding. Roughly 2/3 of the site is in the flood hazard zone.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.	0
619	Clenchwarton	Clenchwarton	KRSC	Garden	G	Land at Station Road.	Mrs S J Gay	+	+	+	-	-	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flooding. Roughly 1/3 of the site is in the flood hazard zone.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.	0
626	Clenchwarton	Clenchwarton	KRSC	Garden	G	Land to rear of 12 Black Horse Road.	Mr J Heaphey	+	+	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flooding.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.	0
642	Clenchwarton	Clenchwarton	KRSC	Agricultural	B	Land at Black Horse Road.	Mr R J Plates	+	+	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flooding.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.	0
684	Clenchwarton	Clenchwarton	KRSC	Fields		Land off Ferry Road.	Mr R. Bowley	+	+	+	-	-	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flooding. 1/3 of the site is in the flood hazard zone.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.	0

Suitability Stage 2																							
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Shape	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject	
463																						0	
474																							0
477																							0
578																							0
593																							0
594																							0
591																							0
598																							0
618																							0
619																							0
626																							0
642																							0
684																							0

Site Ref	Availability				Achievability		Deliverable/Developable							
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years	Notes	Total
463	Housing													0
474	Housing													0
477	none stated													0
578	Housing													0
593	commercial/retail													0
594	residential													0
591														0
598	Housing, approx 35 dwellings													0
618	Housing, 50-60 Units / Public Open Space													0
619	none stated													0
626	none stated													0
642	Housing													0
684	Housing, 4 dwellings													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 submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens													
705	Clenchwarton	Clenchwarton	KRSC	Garden	G	Land off Main Road,	Mr Richard Freezer	+	+	+	-	-	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flooding. Small part of the site is in the flood hazard zone.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.	0
713	Clenchwarton	Clenchwarton	KRSC	Garden	G	15 Wildfields Road	Mrs Sophie Adams	-	+	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site constrained as it is further than 25m from a defined settlement. Site wholly constrained by tidal flooding.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.	0
824	Clenchwarton	Clenchwarton	KRSC	Amenity Land & Redundant Agricultural		Land at Porch Farm, Main Road	Client 1 of Icen Projects	+	+	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flooding.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.	0	
868	Clenchwarton	Clenchwarton	KRSC	Arable	G	Land North of Ferry Road,	Client of Cruso & Wilkin	+	+	+	-	-	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flooding. Majority of the site is in the flood hazard zone.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.	0
869	Clenchwarton	Clenchwarton	KRSC	Arable	G	Land East of Jubilee Bank Road, North of West Lynn Drain	Client of Cruso & Wilkin	+	+	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flooding.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.	0
870	Clenchwarton	Clenchwarton	KRSC	Arable	G	Land East of Jubilee Bank Road, South of Ferry Road	Client of Cruso & Wilkin	+	+	+	-	-	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flooding. Part of the site is in the flood hazard zone.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.	0
871	Clenchwarton	Clenchwarton	KRSC	Arable	G	Land at junction of Bailey Lane & Hall Road	Client of Cruso & Wilkin	+	+	+	-	-	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flooding. Small part of the site is in the flood hazard zone.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.	0
872	Clenchwarton	Clenchwarton	KRSC	Arable	G	Land North of Bailey Lane,	Client of Cruso & Wilkin	+	+	+	-	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flooding. Site is wholly within the flood hazard zone.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.	0
1084	Clenchwarton	Clenchwarton	KRSC	Agricultural	B	Land adjacent 85 Ferry Road,	Mr M J Bocking	-	+	+	-	-	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flooding. Part of the site is in the flood hazard zone.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.	0
CLE 06	Clenchwarton	Clenchwarton	KRSC		B	Rear of Hall Road	Mr W R Groves	+	+	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flooding.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.	0
280	Denver	Denver	RV	Playing Fields	G	Glebe Land at Denver	Clients of Grounds & Co	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints.	Part of the site potentially suitable.	1	



Suitability Stage 2																							
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Shape	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject	
705																						0	
713																							0
824																							0
868																							0
869																							0
870																							0
871																							0
872																							0
1084																							0
CLE 06																							0
280	-/+	-	-/+	+	-	+	+	-/+	+	-/+	+	+	-/+	-	+	+	+	+	+	+	Site 280 is a large sports field, outside built environment boundaries, partially within the Marham airfield safeguarding area, with a small number of TPO trees present. Allocation on the entire site would be to large for a rural village and close the gap between Downham Market and Denver. The Highway Authority would object if this site were included in the plan.	No. The Council will only support proposals that protect, retain or enhance sports, leisure and recreation facilities as set out in policy CS13 of the emerging core strategy.	0

Site Ref	Availability				Achievability		Deliverable/Developable							
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years	Notes	Total
705	Housing, energy efficient dwellings													0
713	none stated													0
824	Housing, up to 70 dwellings													0
868	Housing / Employment													0
869	Housing / Employment													0
870	Housing / Employment													0
871	Housing / Employment													0
872	Housing / Employment													0
1084	Housing, 5 dwellings													0
CLE 06	Housing - 3 min - 4 max													0
280	Residential	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	5.2	0.4	24				Site not suitable	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 submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument				Historic Parks and gardens		
517	Denver	Denver	RV	Fields	G	Land North of Sandy Lane.	Clients of Ian J M Cable	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints.	Small part of the site potentially suitable.	1
518	Denver	Denver	RV	Fields	G	Land South of Sandy Lane,	Clients of Ian J M Cable	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	Part of the site potentially suitable.	1	
519	Denver	Denver	RV	Fields	G	Land at Denver Farm, Sluice Road,	Clients of Ian J M Cable	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	Part of the site potentially suitable.	1	
652	Denver	Denver	RV	Grassland	G	Land to the rear of 90 Sluice Road	Mr & Mrs R Covell	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	Part of the site potentially suitable.	1	

Suitability Stage 2																						
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Slope	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution / contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
517	-/+	-	+	+	-/+	+	+	+	+	-/+	+	+	-/+	+	+	+	-/+	+	-	Site 517 is a large greenfield site outside built environment boundaries in a mixed agricultural (Grade 2) & residential uses. The access is shared with a public right of way on an unmade road, this would not be suitable for large scale development. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The core strategy identifies sustaining existing services in rural villages as a priority, therefore if allocation is required in this settlement the constraints could be overcome and this site may be suitable for some small-scale infilling or affordable housing. Any development would need to be sensitive to the form and character of the settlement. Following a site visit to assess the site Officers feel further discussion with the Highways Authority would be required if allocated. Consult with DEFRA if allocating regarding Agricultural Land Classification.	1
518	-/+	-	+	+	-/+	+	+	-/+	+	-/+	+	+	-/+	+	+	+	-/+	+	-	Site 518 is a large greenfield site outside built environment boundaries in agricultural use (Grade 2 & 3). There are a number of TPO trees on the site and a public right of way. There has been an Enforcement issue relating to an unauthorised change of use from agricultural to residential on part of the site. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The core strategy identifies sustaining existing services in rural villages as a priority, therefore if allocation is required in this settlement the constraints could be overcome and this site may be suitable for some small-scale infilling or affordable housing. Any development would need to be sensitive to the form and character of the settlement. Following a site visit to assess the site Officers feel further discussion with the Highways Authority would be required if allocated. Consult with DEFRA if allocating regarding Agricultural Land Classification.	1
519	+	-	+	+	-/+	+	+	+	-/+	-/+	+	+	+	+	-/+	+	+	+	-	Site 519 is a greenfield site outside built environment boundaries, in agricultural use (Grade 3). The size and location would result in the site only being suitable for frontage development. There are mature hedgerows present on the boundary. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The core strategy identifies sustaining existing services in rural villages as a priority, therefore if allocation is required in this settlement the constraints could be overcome and this site may be suitable for some small-scale infilling or affordable housing. Any development would need to be sensitive to the form and character of the settlement. Following a site visit to assess the site Officers feel further discussion with the Highways Authority would be required if allocated. Consult with DEFRA if allocating regarding Agricultural Land Classification. An ecological survey may be required to determine the impact upon the habitat.	1
652	-/+	-	+	+	-/+	+	+	+	+	-/+	+	+	-/+	+	-/+	+	-/+	+	-	Site 652 is a large greenfield site outside built environment boundaries in agricultural use (Grade 2 & 3). There is a public right of way adjacent to the site and a small number of TPO trees present on the northern area. The access appears inappropriate for the scale of development proposed with an existing dwelling directly on the boundary. The development would be wholly to the rear of an existing linear form of development. There is a public right of way adjacent to the site. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The core strategy identifies sustaining existing services in rural villages as a priority, therefore if allocation is required in this settlement the constraints could be overcome and this site may be suitable for some small-scale infilling or affordable housing. Any development would need to be sensitive to the form and character of the settlement. Following a site visit to assess the site Officers feel further discussion with the Highways Authority would be required if allocated. Consult with DEFRA if allocating regarding Agricultural Land Classification.	1

Site Ref	Availability			Achievability		Deliverable/Developable							Notes	Total
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years		
517	Residential	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	3.2	0.4	24		9		Site partially accepted	9
518	Residential	Site proposed for consideration three times - by two separate agents and by an individual through a business therefore considered available.		1	M	L	3.9	0.4	24				Figure already counted see site 312	0
519	Residential	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	0.8	0.4	24		9		Site partially accepted	9
652	Residential	Site proposed for consideration by landowner therefore considered available.		1	M	L	1.9	0.4	24		9		Site partially accepted	9

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 submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens			
662	Denver	Denver	RV	Barns	G	Manor Farm Barns, Sluice Road,	Mr Richard Fletcher	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	Part of the site potentially suitable.	1
746	Denver	Denver	RV		G	Land to the South of 97 Sluice Road,	Mr & Mrs Richard & Annette Garner	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	Part of the site potentially suitable.	1
853	Denver	Denver	RV	Grassed Meadow	G	Land South of Sandy Lane	Client 2 of Bidwells	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	N/A	1
954	Denver	Denver	RV	Agricultural	G	Land off Whin Common Road	Client of Maxey & Son	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Small portion of site within 25m of settlement.	Part of the site potentially suitable.	1
1128	Denver	Denver		Woodland/garden	G	Land at Ryston Road, Denver, Downham Market	Client of Brown & Co	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints.	N/A	1

Suitability Stage 2																						
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Slope	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
662	-/+	-	+	+	-/+	+	+	-/+	-/+	-/+	+	+	+	+	-/+	+	-/+	+	-	Site 662 is a large greenfield site outside built environment boundaries in agricultural use (Grade 2). There is a public right of way adjacent to the site and a small number of TPO trees present on the northern area. There are mature hedgerows present on the boundary. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The core strategy identifies sustaining existing services in rural villages as a priority, therefore if allocation is required in this settlement the constraints could be overcome and this site may be suitable for some small-scale infilling or affordable housing. Any development would need to be sensitive to the form and character of the settlement. Following a site visit to assess the site Officers feel further discussion with the Highways Authority would be required if allocated. Consult with DEFRA if allocating regarding Agricultural Land Classification. An ecological survey may be required to determine the impact upon the habitat.	1
746	-/+	-	+	+	-/+	+	+	-/+	-/+	-/+	+	+	+	+	-/+	+	-/+	+	-	Site 746 is a large greenfield site outside built environment boundaries in agricultural use (Grade 2). There is a public right of way adjacent to the site and a small number of TPO trees present on the north boundary. No apparent road frontage or access shown. There are mature hedgerows present on the boundary. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The core strategy identifies sustaining existing services in rural villages as a priority, therefore if allocation is required in this settlement the constraints could be overcome and this site may be suitable for some small-scale infilling or affordable housing. Any development would need to be sensitive to the form and character of the settlement. Awaiting input from Norfolk CC highways Officer. Consult with DEFRA if allocating regarding Agricultural Land Classification. An ecological survey may be required to determine the impact upon the habitat.	1
853	-/+	-	+	+	-/+	+	+	-/+	-/+	-/+	+	+	-/+	+	+	+	-/+	+	-	Site 853 is a large greenfield site outside built environment boundaries in agricultural use (Grade 2 & 3). There are a number of TPO trees on the site and a public right of way. There has been an Enforcement issue relating to an unauthorised change of use from agricultural to residential on part of the site. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The core strategy identifies sustaining existing services in rural villages as a priority, therefore if allocation is required in this settlement the constraints could be overcome and this site may be suitable for some small-scale infilling or affordable housing. Any development would need to be sensitive to the form and character of the settlement. Following a site visit to assess the site Officers feel further discussion with the Highways Authority would be required if allocated. Consult with DEFRA if allocating regarding Agricultural Land Classification.	1
954	-/+	-	+	+	-/+	+	+	+	-/+	-/+	+	+	+	+	+	+	-/+	+	-	Site 954 is a large greenfield site outside built environment boundaries in agricultural use (Grade 2 & 3). There is a public right of way adjacent to the site and along the proposed access from Cow Lane and Sluice Road. here are mature hedgerows present on the boundary. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The core strategy identifies sustaining existing services in rural villages as a priority, therefore if allocation is required in this settlement the constraints could be overcome and this site may be suitable for some small-scale infilling or affordable housing. Any development would need to be sensitive to the form and character of the settlement. Following a site visit to assess the site Officers feel further discussion with the Highways Authority would be required if allocated. Consult with DEFRA if allocating regarding Agricultural Land Classification. An ecological survey may be required to determine the impact upon the habitat.	1
1128	+	-	+	+	-/+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	+	Site 1128 is a small garden site, outside built environment boundaries with a number TPO trees on site. The site would only be suitable for 1 unit from a shared access. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network.	Yes. Site requires comparative assessment in the Site Specific Allocations and Policies DPD. If sensitively designed to consider impact upon trees. Following a site visit to assess the site Officers feel further discussion with the Highways Authority would be required if allocated.	1

Site Ref	Availability			Achievability		Deliverable/Developable							Total	
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years		Notes
662	Residential	Site proposed for consideration by landowner therefore considered available.		1	M	L	1.8	0.4	24			9	Site partially accepted	9
746		Site proposed for consideration by landowner therefore considered available.		1	M	L	2.2	0.4	24			9	Site partially accepted	9
853	Housing, 90 dwellings reflecting strategic housing market assessment	Site proposed for consideration three times - by two separate agents and by an individual through a business therefore considered available.		1	M	L	3.9	0.4	24				Figure already counted see site 312	0
954		Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	3	0.4	24			9	Site partially accepted	9
1128	Housing 1 or 2-Conventional housing-one detached, or pair of semi-detached.	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	0.1	0.1	24			2	Site accepted	2



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 submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument				Historic Parks and gardens	
312	Denver.	Denver.	RV	Fields	G	Land East side of Sand Lane,	Mr I.R Quince Monumental Mason Ltd	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	Part of the site potentially suitable.	1
12	Downham West	Salters Lode	SVAH	none stated		Land at Salters Lode	Jane Marriott	-	+	+	-	-	-	+	+	+	+	+	+	+	+	+	Site constrained due to proximity to settlement. Site wholly constrained by tidal flooding.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.	0
242	Downham West	Salters Lode	SVAH	Garden/Car Parking	M	Land adjacent to Chapel Farm, Chapel House, Salters Lode,	Clients of Grahame Seaton	-	+	+	-	-	-	+	+	+	+	+	+	+	+	+	Site constrained due to proximity to settlement. Site wholly constrained by tidal flooding.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.	0
494	Downham West	Salters Lode	SVAH	none stated		Land North of Watermans Way	Clients of Ian J M Cable	-	+	+	-	-	-	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal and hazard zone.	No	0
516	Downham West	Salters Lode	SVAH	none stated		Land at Slate Farm,	Clients of Ian J M Cable	-	+	+	-	-	-	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal and hazard zone.	No	0
1015	Downham West	Salters Lode	SVAH	Vacant		Land to the South of Poplar Farm, Salter's Lode	Middle Level Commissioners	-	+	+	-	-	-	+	+	-/+	+	+	+	+	+	+	Site constrained due to proximity to settlement, wholly within tidal flood zone 2 and 3 and hazard zone and partially within Special Area of Conservation.	Site unsuitable for housing, however can be further considered in the Site Specific Allocation and Policies DPD for water based leisure uses.	0
211	East Winch	East Winch	RV	Agricultural	G	Land north of Gayton Road,	Clients 8 of Cruso & Wilkin	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	Part of site can remain in the assessment.	1

Suitability Stage 2																						
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Shape	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
312	-/+	-	+	+	-/+	+	+	-/+	-/+	-/+	+	+	-/+	+	+	+	-	+	-	Site 312 is a large greenfield site in agricultural use (Grade 2 & 3) outside built environment boundaries. There are a number of TPO trees on the site and a public right of way. There has been an Enforcement issue relating to an unauthorised change of use from agricultural to residential on part of the site. There appears to be suitable habitat for biodiversity. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The core strategy identifies sustaining existing services in rural villages as a priority, therefore if allocation is required in this settlement the constraints could be overcome and this site may be suitable for some small-scale infilling or affordable housing. Any development would need to be sensitive to the form and character of the settlement. Following a site visit to assess the site Officers feel further discussion with the Highways Authority would be required if allocated. Consult with DEFRA if allocating regarding Agricultural Land Classification. An ecological survey may be required prior to development.	1
12																						0
242																						0
494																						0
516																						0
1015																						0
211	-/+	-	-	+	-/+	+	+	+	-/+	+	+	+	+	+	+	+	+	+	-/+	Site 211 is a large greenfield site in agricultural use (grade 3 & 4) outside built environment boundaries. It is completely within the Marham safeguarding area. It has frontage on to Gayton Road. There are some mature trees along the hedgerow and a ditch present. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network.	The core strategy identifies sustaining existing services in rural villages as a priority, therefore if allocation is required in this settlement the constraints could be overcome and this site may be suitable for some small-scale infilling or affordable housing. Development of the entire site would not be appropriate in a rural village but a small infill section on the southern boundary (west side) which fronts Gayton Rd may be suitable. An ecological survey may be required prior to development. Following a site visit to assess the site Officers feel further discussion with the Highways Authority would be required if allocated.	1

Site Ref	Availability			Achievability		Deliverable/Developable							Total	
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years		Notes
312	none stated	Site proposed for consideration three times - by two separate agents and by an individual through a business therefore considered available.		1	M	L	3.9	0.4	24			9	Site partially accepted	9
12	none stated													0
242	none stated													0
494	none stated													0
516	none stated													0
1015	Leisure - Water based leisure / Recreation/Marina													0
211	Housing, up to 65 dwellings	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	9.8	0.4	24			9	Site partially accepted	9

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 submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument				Historic Parks and gardens	
229	East Winch	East Winch	RV	Agricultural	G	1 - Land at Gayton Road (to the east of Torwood) 2 - Land at Station Road (to the south of the Hall)	Clients 8 of Cruso & Wilkin	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	Part of the site potentially suitable. Site is too far from the defined settlement to be sustainable location for development. Constraint cannot be overcome.	1
373	East Winch	East Winch	RV	Agricultural		Land to the rear of 'Alder Carr', Gayton Road,	Mr T. C. Smith	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site constrained due to proximity to settlement.		0
546	East Winch	East Winch	RV	not stated	G	Land south of Gayton Road,	Clients of Brown & Co	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	N/A	1
707	East Winch	East Winch	RV	not stated	B	Adjoining land to Braemore	Mr Robin Edwards	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	Site is across the road from SSSI. At site visit consider potential impact on SSSI.	1
65	East Winch,	East Winch,	RV	Unused	G	Land curtilage North of the A47 Lynn Road	Clients of David Taylor Associates Ltd	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly within 25m boundary.	N/A	1
75	Emneth	Emneth	SAKLO TMT	not stated	G	Plot 2 Land off Meadowgate Lane	Clients of L Bevens Associates Ltd	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Site almost wholly within 25m of settlement.	N/A	1

Suitability Stage 2																						
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Slope	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution / contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
229	+	-	-	+	-/+	+	+	+	-/+	-/+	+	+	+	+	-/+	+	+	+	+	Site 229 is a greenfield site agricultural grade 4, outside built environment boundaries. There are some small electricity poles across the site and a good hedgerow and ecology report would be required prior to development. Access would be gained via a bend and perhaps not suitable. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network. Development would extend the village in a ribbon form to include a farmhouse and buildings, this would negatively impact upon the form of the village. It is completely within the Marham safeguarding area.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The core strategy identifies sustaining existing services in rural villages as a priority, therefore if allocation is required in this settlement the constraints could be overcome and this site may be suitable for some small-scale infilling or affordable housing. Any development would need to be sensitive to the form and character of the settlement. Following a site visit to assess the site Officers feel further discussion with the Highways Authority would be required if allocated. An ecological survey may be required prior to development.	1
373																						0
546	-/+	-	-	+	-/+	+	+	+	-/+	-/+	+	+	+	+	-/+	+	+	+	-/+	Site 546 is a large greenfield site in agricultural use (grade 3 & 4) outside built environment boundaries. It is completely within the Marham safeguarding area. It has frontage on the A47 and Gayton Road. There are some small electricity poles across the site and a good hedgerow hence there appears to be suitable habitat for biodiversity. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. Development of the entire site would not be appropriate in a rural village but a small section of the site which fronts Gayton Rd may be suitable. An ecology report would be required prior to development. Following a site visit to assess the site Officers feel further discussion with the Highways Authority would be required if allocated.	1
707	+	+	-	+	-	+	+	+	+	+	+	+	+	+	+	+	+	-	+	Site 707 is a paddock to the rear of a mixed residential and retail use (wedding dress sales) outside built environment boundaries. A pond has been dug on the site and the site has been subject to an enforcement notice. The site is completely within the Marham airfield safeguarding area. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network. It is unlikely that safe access could be achieved from this site.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. Enforcement issues has been resolved the road frontage may be suitable. Following a site visit to assess the site Officers feel further discussion with the Highways Authority would be required if allocated.	1
65	+	-	-	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site 65 is a greenfield site outside built environment boundaries which neighbours a new housing development and agricultural land (grade 3). Historic aerial photography shows the land to be agricultural land, which has now been fenced off and left to scrub. It is completely within the Marham safeguarding area, it has direct access on to the A47 albeit as an intensification of the existing for neighbouring residential development. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network. It is unlikely that safe access could be achieved from this site.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. Following a site visit to assess the site Officers feel further discussion with the Highways Authority would be required if allocated.	1
75	+	-	+	+	-/+	+	+	+	+	-	+	-	+	+	-/+	+	+	+	-	Site 75 a greenfield site outside built environment boundaries without road frontage, set behind row of dwellings, development would have a detrimental impact upon the form and character of the location. It is completely within a possible waste disposal site and is grade 1 agricultural land. The Highway Authority would object if this site were included in the plan following a desk based exercise they considered the site remote from the settlement.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. Any development would need to be sensitive to the form and character of the settlement. Following a site visit to assess the site Officers feel further discussion with the Highways Authority would be required if allocated. Consult with DEFRA if allocating regarding Agricultural Land Classification.	1

Site Ref	Availability			Achievability		Deliverable/Developable							Total	
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years		Notes
229	Residential	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	0.4	0.4	24			9	Site accepted	9
373	Residential, Bungalow													0
546	none stated	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	10.7	0.4	24			9	Site partially accepted	9
707	Residential	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	M	1.4	0.45	22			9	Site partially accepted	9
65	Residential, 2 dwellings	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	0.2	0.2	24			5	Site accepted	5
75	none stated	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	0.2	0.2	24			5	Site accepted	5

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 submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens				
76	Emneth	Emneth	SAKLO TMT	not stated	G	Plot 1 Land off Meadowgate Lane Emneth	Clients of L Bevens Associates Ltd	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	N/A	1
77	Emneth	Emneth	SAKLO TMT	not stated	G	Plot 3 Land off Meadowgate Lane	Clients of L Bevens Associates Ltd	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	N/A	1
86	Emneth	Emneth	SAKLO TMT	not stated	G	Land Elmside/Hollycraft Road	Clients of Maxey & Son	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Site wholly within 25m boundary.	N/A	1
87	Emneth	Emneth	SAKLO TMT	Agricultural cold stores and buildings on site.	B	Land at Gaultree Square	Clients of Maxey & Son	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	Portion of the site lies within fluvial flood zone 2.	Part of site within the settlement in not at risk of flooding. Therefore part of the site may be suitable for housing.	1
89	Emneth	Emneth	SAKLO TMT	not useable for farmin' possibly agricultural?	B	Land West of 93 Church Road	Clients of Maxey & Son	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Site almost wholly within 25m boundary.	N/A	1
123	Emneth	Emneth	SAKLO TMT	not stated	G	Land at Church Road (opposite Thatchwood Avenue)	Miss Adrienne Cox	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Site almost wholly within 25m boundary.	N/A	1
127	Emneth	Emneth	SAKLO TMT	Garden Centre(Retail)	G	Land at Tramways Garden Centre, Outwell Road	Clients of Russen & Turner	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	N/A	1
173	Emneth	Emneth	SAKLO TMT	Agricultural	G	Land at Meadowgate Lane	Clients B of Cruso & Wilkin	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	N/A	1
232	Emneth	Emneth	SAKLO TMT	not stated	G	Land at the Wroe,	Mrs PA Reed	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	N/A	1

Suitability Stage 2																						
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Slope	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
76	+	-	+	+	-/+	+	+	+	-/+	-/+	+	-/+	+	+	-/+	+	+	+	-	Site 76 a large greenfield site outside built environment boundaries partially within a possible waste disposal site and is grade 1 agricultural land. Access along Meadowgate Lane would be difficult for large scale development if allocating an alternative access should be considered (via Elmfield Drive). There appears to be suitable habitat for biodiversity. The Highway Authority would object if this site were included in the plan following a desk based exercise they considered the site remote from the settlement.	If sensitively designed to consider impact upon the hedgerow & trees. Any development would need to be sensitive to the form and character of the settlement. Following a site visit to assess the site Officers feel further discussion with the Highways Authority would be required if allocated. Consult with DEFRA if allocating regarding Agricultural Land Classification. An ecology report would be required prior to development.	1
77	+	-	+	+	-/+	+	+	+	-/+	+	+	+	+	+	-/+	+	+	+	-	Site 77 is a greenfield frontage location and grade 1 agricultural land with mature hedgerow. The access road is very minor and does not appear to be suitable for large scale development. The Highway Authority would object if this site were included in the plan following a desk based exercise they considered the site remote from the settlement. There appears to be suitable habitat for biodiversity.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. Would require a sensitively designed scheme to consider impact upon the hedgerow & trees. Any development would need to be sensitive to the form and character of the settlement. Following a site visit to assess the site Officers feel further discussion with the Highways Authority would be required if allocated. Consult with DEFRA if allocating regarding Agricultural Land Classification. An ecology report may be required prior to development.	1
86	+	-	-	-	-	+	+	+	-/+	-/+	+	+	+	+	-	+	+	+	-	Site 86 is a greenfield location and grade 1 agricultural land. It is completely within the Marham safeguarding area. The site is a thin strip of land between Hollycroft Road and Elmside this shape could only result a thin strip of development which would have rear elevations to one of the roads. There appears to be suitable habitat for biodiversity.	The Highway Authority would object if this site were included in the plan following a desk based exercise they considered the site remote from the settlement.	0
87	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	-/+	Site 87 is a brownfield former industrial site, with good access to services outside built environment boundaries.	Specific Allocations and Policies DPD. Employment use appears to have ceased, the Council is seeking to retain employment land unless the loss satisfies the parameters set out in CS policy CS10. Subject to a safe access, visibility being achieved the Highway Authority	1
89	+	+	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site 89 new building present, no constraints.	N/A	0
123	+	-	+	+	-	+	+	+	-/+	+	+	+	+	+	-	+	+	+	-	Site 123 is a greenfield frontage location outside built environment boundaries and grade 1 agricultural land. There appears to be suitable habitat for biodiversity.	The Highway Authority would object if this site were included in the plan following a desk based exercise they considered the site remote from the settlement.	0
127	+	-	+	+	-	+	+	+	+	-/+	+	-	+	-/+	-	+	+	+	-/+	Site 127 is a mixed horticultural/farm shop and grade 1 agricultural use outside built environment boundaries. The site is completely within a possible waste disposal site area. The site is accessed via an A class road.	The Highway Authority would object if this site were included in the plan.	0
173	+	-	+	+	-/+	+	+	-/+	-/+	+	+	+	+	+	-/+	+	+	+	-	Site 173 is a greenfield site frontage, grade 1 agricultural land outside built environment boundaries, with a mature hedgerow with a number of TPO's present and with no apparent gaps on the frontage. The Highway Authority would object if this site were included in the plan following a desk based exercise they considered the site remote from the settlement.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. It would not be appropriate to create an access through the hedgerow and trees. Any development would need to be sensitive to the form and character of the settlement. Following a site visit to assess the site Officers feel further discussion with the Highways Authority would be required if allocated. Consult with DEFRA if allocating regarding Agricultural Land Classification. An ecology report may be required prior to development.	1
232	+	-	+	+	-	+	+	+	+	-/+	+	+	+	+	-	+	+	+	-	Site 232 is a greenfield location and grade 1 agricultural land outside built environment boundaries. The site is in open countryside on the edge of settlement any development would affect the openness of the area, there's a lack of pavement to services.	The site is not well related to the settlement and any development would impact upon the openness. Reluctant to allocate on grade 1 land. The Highway Authority would object if this site were included in the plan following a desk based exercise they considered the site remote from the settlement.	0



Site Ref	Availability			Achievability		Deliverable/Developable							Total	
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years		Notes
76	none stated	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	6.1	1.5	24			36	Site partially accepted	36
77	none stated	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	0.2	0.2	24			5	Site accepted	5
86	Residential	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	0.6	0.5	24				Site not suitable on highways grounds	0
87	Residential	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	M	0.8	0.6		15			Site partially accepted	15
89	Residential	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	0.1	0.1	24				Site not suitable	0
123	Residential	Site proposed for consideration on two separate occasions by the landowner and an agent therefore considered available.		1	M	L	0.3	0.3	24				Site not suitable on highways grounds	0
127	none stated	Site proposed for consideration by two separate agents both on behalf of the landowner therefore considered available.		1	M	L	0.8	0.7	24				Site not suitable on highways grounds	0
173	Residential (4-8 dwellings or a cul-de-sac development)	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	0.3	0.3	24			7	Site accepted	7
232	Residential (no details)	Site proposed for consideration by landowner therefore considered available.		1	M	L	2	1.5	24				Site not suitable on highways grounds	0

Site Ref	Basic site information							Suitability Stage 1														summary of constraints	Can constraints be overcome	Accept/reject		
	Parish	Town/Village	CSO2 Designation	Current or last known land use	Brownfield/Greenfield	Site Description	Site submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens					
237	Emneth	Emneth	SAKLO TMT	not stated	G	Land adjacent Rose Bank, The Wrore,	Clients of Grahame Seaton	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	N/A	1
239	Emneth	Emneth	SAKLO TMT	Agricultural(not stated)	G	Land north of Holly Croft Farm, Hollycroft Road,	Clients of Grahame Seaton	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	N/A	1
240	Emneth	Emneth	SAKLO TMT	Agricultural(not stated)		Land south of Holly Croft Farm, Outwell Road,	Clients of Grahame Seaton	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site constrained due to proximity to settlement.	Site is too far from the defined settlement to be sustainable location for development. Constraint cannot be overcome.	0
253	Emneth	Emneth	SAKLO TMT	Not stated		Land at Outwell Road Emneth	Clients of Grounds & Co	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site constrained due to proximity to settlement.	Site is too far from the defined settlement to be sustainable location for development. Constraint cannot be overcome.	0
310	Emneth	Emneth	SAKLO TMT	Disused Orchard	B	Land at East Meadowgate Field, Meadowgate Lane,	Mrs Macduff	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Not within 25m of a settlement in the Borough but within close distance to Wisbech.	Yes site close to services as on border with Fenland.	1
375	Emneth	Emneth	SAKLO TMT	Agricultural	G	Plot of land situated Elm-side	Mr & Mrs C. A. Fletcher	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	N/A	1
378	Emneth	Emneth	SAKLO TMT	Agricultural	G	Land at Church Road,	Clients of Landmark Associates	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Site almost wholly within 25m boundary.	N/A	1
381	Emneth	Emneth	SAKLO TMT	none stated	G	Land between 379 and 385 Wisbech Road	Clients of Maxey & Son	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Part of site within 25m of settlement.	N/A	1

Suitability Stage 2																						
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Shape	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
237	+	-	+	+	-	+	+	+	+	-/+	+	+	+	+	-	+	+	+	-	Site 237 is a greenfield location and grade 1 agricultural land outside built environment boundaries. The site is in open countryside on the edge of settlement any development would affect the openness of the area, there's a lack of pavement to services.	The site is not well related to the settlement and any development would impact upon the openness. Reluctant to allocate on grade 1 land. The Highway Authority would object if this site were included in the plan following a desk based exercise they considered the site remote from the settlement.	0
239	+	-	+	+	-/+	+	+	+	+	-/+	+	-/+	+	+	-	+	+	+	-	Site 239 is a large greenfield location and grade 1 agricultural land outside built environment boundaries. The site is in open countryside on the edge of settlement any development would affect the openness of the area, there's a lack of pavement to services. The site is partially within a possible waste disposal area.	The site is not well related to the settlement and any development would impact upon the openness. Reluctant to allocate on grade 1 land. The Highway Authority would object if this site were included in the plan following a desk based exercise they considered the site remote from the settlement.	0
240																						0
253																						0
310	+	+	+	+	+	+	+	+	-/+	+	+	+	+	+	+	+	+	+	-/+	Site 310 is outside built environment boundaries and adjacent to site 1031 it would only be suitable for development if it formed part of a larger scheme. There appears to be suitable habitat for biodiversity. The Highway Authority would object if this site were included in the plan following a desk based exercise they considered the site remote from the settlement.	This site is not well related to any settlements in the Borough, it is well related to Wisbech. Prior to allocation consultation with Fenland DC would be required to establish how any development would impact upon their agenda and the infrastructure of the town. Site requires comparative assessment in the Site Specific Allocations and Policies DPD. Following a site visit to assess the site Officers feel further discussion with the Highways Authority would be required if allocated. Consult with DEFRA if allocating regarding Agricultural Land Classification. An ecology report may be required prior to development.	1
375	+	-	+	+	-/+	+	+	+	-/+	+	+	+	+	+	-/+	+	+	+	-	Site 375 is a small greenfield site and grade 1 agricultural land outside built environment boundaries. The site is situated on Elmside which is a small lane which appears unsuitable for significant growth the site is not well related to the settlement. There are visible signs of wildlife	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The site is not well related to the settlement. Reluctant to allocate on grade 1 land. Subject to a safe access, visibility being achieved the Highway Authority would not object if this site were included in the plan. Consult with DEFRA if allocating regarding Agricultural Land Classification. Prior to development an ecology survey may be required.	1
378	+	-	+	+		+	+	+	-/+	+	+	+	+	-	+	+	+	-	Site 378 is a greenfield frontage location and grade 1 agricultural land outside built environment boundaries. There appears to be suitable habitat for biodiversity.	The Highway Authority would object if this site were included in the plan following a desk based exercise they considered the site remote from the settlement.	0	
381	+	-	+	+	-/+	-	+	+	-/+	+	+	-/+	+	+	+	+	+	+	-	Site 381 is a large greenfield location outside built environment boundaries, partially within a possible waste disposal area and grade 1 agricultural land. The site is well related to Wisbech but not Emneth and could form an urban extension to Wisbech. There are visible signs of wildlife. The access arrangements appear to be inadequate for large scale development. There is an overhead power line/pylons present on the site. The Highway Authority would object if this site were included in the plan following a desk based exercise they considered the site remote from the settlement.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. This site is not well related to any settlements in the Borough, it is well related to Wisbech. Prior to allocation consultation with Fenland DC would be required to establish how any development would impact upon their agenda and the infrastructure of the town. Following a site visit to assess the site Officers feel further discussion with the Highways Authority would be required if allocated. A potentially suitable access could be provided through site 1092 if agreed. Consult with DEFRA if allocating regarding Agricultural Land Classification. Prior to development an ecology survey may be required.	1

Site Ref	Availability			Achievability		Deliverable/Developable							Total	
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years		Notes
237	none stated	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	0.3	0.3	24				Site not suitable on highways grounds	0
239	none stated	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	3.8	1.5	24				Site not suitable on highways grounds	0
240	none stated													0
253	None stated													0
310	Residential	Site proposed for consideration by landowner therefore considered available.		1	M	L	1.9	1.5	24			36	Site partially accepted	36
375	Residential	Site proposed for consideration by landowner therefore considered available.		1	M	L	0.05	0.05	24			1	Site accepted	1
378	Residential	Site proposed for consideration on two separate occasions - the landowner and an agent therefore considered available.		1	M	L	0.3	0.3	24				Site not suitable on highways grounds	0
381	none stated	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	M	16.2	12.2	36			305	115 Site partially accepted	420

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 submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument				Historic Parks and gardens		
388	Emneth	Emneth	SAKLO TMT	Tramway's Fruit & Veg Stall (Retail)	G	Land at Tramway Site,	Clients of Peter Humphrey Associates Ltd	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	N/A	1
389	Emneth	Emneth	SAKLO TMT	none stated	G	Land west of Lady's Drive,	Clients of Peter Humphrey Associates Ltd	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	N/A	1
390	Emneth	Emneth	SAKLO TMT	none stated		Land off The Wroe,	Clients of Peter Humphrey Associates Ltd	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site constrained due to proximity to settlement.	Site is too far from the defined settlement to be sustainable location for development. Constraint cannot be overcome.	0
391	Emneth	Emneth	SAKLO TMT	Agriculture and glasshouse horticulture.	G	Land north of Mill Road,	Clients of Peter Humphrey Associates Ltd	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Portion of site within 25m settlement boundary. Whole site within fluvial flood zone 2.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome. Site may be appropriate for less vulnerable uses, which will be considered in the Site Allocations DPD.	0
392	Emneth	Elm	SAKLO TMT	Agricultural	G	Land south of Elm High Road/ Outwell Road,	Clients of Peter Humphrey Associates Ltd	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	N/A	1
396	Emneth	Emneth	SAKLO TMT	disused and vacant agricultural storage buildings.	M	Land at Ladys Drive,	Clients of Peter Humphrey Associates Ltd	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site constrained due to proximity to settlement.	Site is too far from the defined settlement to be sustainable location for development. Constraint cannot be overcome.	0
401	Emneth	Emneth	SAKLO TMT	Agriculture and glasshouse horticulture	G	Land North of Church Road,	Clients of Peter Humphrey Associates Ltd	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Portion of site within 25m settlement boundary. Portion of site within fluvial flood zone 2.	Part of site within the settlement in not at risk of flooding. Therefore part of the site may be suitable for housing.	1
421	Emneth	Emneth	SAKLO TMT	Poplar Nursey Non residential institution	G	Land south of The Wroe,	Clients of Peter Humphrey Associates Ltd	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m settlement boundary.	N/A	1
422	Emneth	Emneth	SAKLO TMT	none stated	G	Land at No.2 Church Road.	Clients of Peter Humphrey Associates Ltd	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Whole site within 25m settlement boundary.	N/A	1

Suitability Stage 2																							
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Slope	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject	
388	+	-	+	+	-	+	+	+	+	-/+	+	-	+	-/+	-/+	+	+	-/+	-	Site 388 is a mixed horticultural/farm shop and grade 1 agricultural use outside built environment boundaries. The site is completely within a possible waste disposal area. The site is accessed via an A class road.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The site is not well related to the settlement and any development would impact upon the openness. Reluctant to allocate on grade 1 land. The Highway Authority would object if this site were included in the plan. Consult with DEFRA if allocating regarding Agricultural Land Classification. Any loss of employment would need to be justified.	0	
389	+	-	+	+	+	+	+	+	+	-/+	+	+	+	+	-/+	+	+	+	-	Site 389 is a greenfield location and grade 1 agricultural land outside built environment boundaries. The site is in open countryside on the edge of settlement any development would affect the openness of the area, there's a lack of pavement to services.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The site is not well related to the settlement and any development would impact upon the openness. Reluctant to allocate on grade 1 land. Subject to a safe access, visibility being achieved the Highway Authority would not object if this site were included in the plan. Consult with DEFRA if allocating regarding Agricultural Land Classification.	1	
390																						0	
391																							0
392	+	-	+	+	-/+	+	+	+	-/+	-/+	+	-/+	+	+	+	+	+	+	-	Site 392 is a greenfield location outside built environment boundaries, partially within a possible waste disposal area and grade 1 agricultural land, in a prominent position in the settlement any development would impact upon form and character. There may be difficulties with access. The Highway Authority would object if this site were included in the plan following a desk based exercise they considered the site remote from the settlement. There appears to be suitable habitat for biodiversity.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. Any development would need to be sensitive to the form and character of the settlement. Following a site visit to assess the site Officers feel further discussion with the Highways Authority would be required if allocated. Consult with DEFRA if allocating regarding Agricultural Land Classification. Prior to development an ecology survey may be required.	1	
396																							0
401	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	-	Site 401 is a greenfield location outside built environment boundaries and grade 1 agricultural land, with areas of the site are constrained by flood risk. The areas of the site which are not constrained by flooding could be developed as two separate site the first accessed from Hagbech Hall Close and the second infill of the frontage on Church Road.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. Any development would need to be designed around the flood zone and be sensitive to the form and character of the settlement. Subject to a safe access, visibility being achieved the Highway Authority would not object if this site were included in the plan. Consult with DEFRA if allocating regarding Agricultural Land Classification.	1	
421	+	-	+	+	+	+	+	+	-/+	+	+	+	+	+	-/+	+	+	+	-	Site 421 is a greenfield frontage site and grade 1 agricultural land outside built environment boundaries. The site is situated on Elmside which is a small lane which appears unsuitable for significant growth the site is well related to the settlement. There are visible signs of wildlife	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The site is well related to the settlement. Reluctant to allocate on grade 1 land. Subject to a safe access, visibility being achieved the Highway Authority would not object if this site were included in the plan. Consult with DEFRA if allocating regarding Agricultural Land Classification. Prior to development an ecology survey may be required.	1	
422	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site 422 is in residential use adjacent to a grade 2 listed building.	No major constraints. Subject to a safe access, visibility being achieved the Highway Authority would not object if this site were included in the plan.	1	

Site Ref	Availability			Achievability		Deliverable/Developable							Total	
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years		Notes
388	none stated (possible class as brownfield for redevelopment and traffic reduction)	Site proposed for consideration by two separate agents both on behalf of the landowner therefore considered available.		1 M	L		0.8	0.7	24				Site not suitable on highways grounds	0
389	Residential	Site proposed for consideration by landowner through an Agent therefore considered available.		1 M	L		0.3	0.3	24				Figure already counted see site 556	0
390	none stated													0
391	Residential													0
392	Residential	Site proposed for consideration by landowner through an Agent therefore considered available.		1 M	L		3.7	1.5	24		36		Site partially accepted	36
396	Residential													0
401	Residential	Site proposed for consideration by landowner through an Agent therefore considered available.		1 M	L		3.8	1.5	24		36		Site partially accepted	36
421	Residential	Site proposed for consideration by landowner through an Agent therefore considered available.		1 M	L		1	0.9	24		22		Site partially accepted	22
422	none stated	Site proposed for consideration by landowner through an Agent therefore considered available.		1 M	L		1.1	1	24		24		Site partially accepted	24

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 submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument				Historic Parks and gardens	
423	Emneth	Emneth	SAKLO TMT	Poplar Nursey Non residential institution	G	Land at Poplar Nursery, Church Road,	Clients of Peter Humphrey Associates Ltd	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m settlement boundary.	N/A	1
429	Emneth	Emneth	SAKLO TMT	Lorry Park / Industrial Use	G	Land adjacent Emneth Infant School, Hollycroft Road,	Clients of Peter Humphrey Associates Ltd	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m settlement boundary.	N/A	1
436	Emneth	Emneth	SAKLO TMT	Agricultural	G	Elm High Road,	Clients of Bidwells	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
556	Emneth	Emneth	SAKLO TMT	Agricultural	G	Land off Lady's Drove,	Clients of Brown & Co	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m settlement boundary.	N/A	1
606	Emneth	Emneth	SAKLO TMT	Vacant	B	Land Adjacent to 74 Lady's Drove	Mrs P Waterfield	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site constrained due to proximity to settlement.	Site is too far from the defined settlement to be sustainable location for development. Constraint cannot be overcome.	0
615	Emneth	Emneth	SAKLO TMT	Infill Land between houses	G	Land at Elmside	Mr J. Hanning	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Site wholly within 25m boundary.	N/A	1
617	Emneth	Emneth	SAKLO TMT	Agricultural / Industrial	G	Land at Hungate Road,	Mr John Cousins	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	Portion of site within 25m settlement boundary. Portion of site within fluvial flood zone 2.	Part of site within the settlement in not at risk of flooding. Therefore part of the site may be suitable for housing.	1
620	Emneth	Emneth	SAKLO TMT	Agricultural / Industrial	G	Land off Church Road,	Mr D J Noone	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m settlement boundary.	N/A	1



Suitability Stage 2																						
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Shape	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
423	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	-	Site 423 is in agricultural use and grade 1 agricultural land outside built environment boundaries.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. Would only be suitable if accessed from Hagbech Hall Close. Could potentially be part of larger scheme including site 401. Any development would need to be sensitive to the form and character of the settlement. Subject to a safe access, visibility being achieved the Highway Authority would not object if this site were included in the plan. Consult with DEFRA if allocating regarding Agricultural Land Classification.	1
429	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	-/+	Site 429 has already been developed.		0
436	+	-	+	+	-/+	+	+	+	-/+	+	+	-/+	+	+	+	+	+	+	-	Site 436 is a large greenfield location outside built environment boundaries, partially within a possible waste disposal area and grade 1 agricultural land. The site is well related to Wisbech but not Emneth and could form an urban extension to Wisbech. There are visible signs of wildlife. The access arrangements appear to be inadequate for large scale development. There is an overhead power line/pylons present on the site. The Highway Authority would object if this site were included in the plan following a desk based exercise they considered the site remote from the settlement.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. This site is not well related to any settlements in the Borough, it is well related to Wisbech. Prior to allocation consultation with Fenland DC would be required to establish how any development would impact upon their agenda and the infrastructure of the town. Following a site visit to assess the site Officers feel further discussion with the Highways Authority would be required if allocated. A potentially suitable access could be provided through site 1092 if agreed. Consult with DEFRA if allocating regarding Agricultural Land Classification. Prior to development an ecology survey may be required.	1
556	+	-	+	+	+	+	+	+	+	-/+	+	+	+	+	-/+	+	+	+	-	Site 389 is a greenfield location and grade 1 agricultural land outside built environment boundaries. The site is in open countryside on the edge of settlement any development would affect the openness of the area, there's a lack of pavement to services.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The site is not well related to the settlement and any development would impact upon the openness. Reluctant to allocate on grade 1 land. Subject to a safe access, visibility being achieved the Highway Authority would not object if this site were included in the plan. Consult with DEFRA if allocating regarding Agricultural Land Classification.	1
606																						0
615	+	-	+	-/+	-	+	+	+	-/+	-/+	+	+	+	+	-	+	+	+	-	Site 615 is a greenfield location and grade 1 agricultural land. The site is shaped as a thin strip of land between Hollycroft Road and Elm side this shape could only result a thin strip of development which would have rear elevations to one of the roads as is present on land to the north and south of the site. There are signs of wildlife present. The site is not well related to the services in the settlement.	Development would have a negative impact on the townscape if developed as a strip. Any development would need to be sensitive to the form and character of the settlement. The Highway Authority would object if this site were included in the plan following a desk based exercise they considered the site remote from the settlement.	0
617	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	-/+	-	Site 617 is a mixed brownfield (industrial) and greenfield location outside built environment boundaries. The greenfield area is grade 1 agricultural land. The site is well located in relation to services and would have a limited on the landscape and built environment.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The loss of employment use would need to be justified. Any development would need to be sensitive to the form and character of the settlement. Subject to a safe access, visibility being achieved the Highway Authority would not object if this site were included in the plan. Consult with DEFRA if allocating regarding Agricultural Land Classification.	1
620	+	-	+	+	+	+	+	+	-/+	+	+	+	+	+	-	+	+	+	-	Site 620 is in agricultural use and grade 1 agricultural land. There are some signs of wildlife with mature trees and hedges on the boundary. The site is not well related to the services in the settlement.	The Highway Authority would object if this site were included in the plan following a desk based exercise they considered the site remote from the settlement.	0

Site Ref	Availability			Achievability		Deliverable/Developable							Total	
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years		Notes
423	Residential	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	0.9	0.8	24		19		Site partially accepted	19
429	none stated	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	0.4	0.4	24				Site not suitable	0
436	Housing, up to 500 dwellings / Local employment Centre (B1) / Retail local shops / Community, pre school and care home	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	M	16.2	12.2	36				Figure already counted see site 381	0
556	Housing, Approx 80 conventional/affordable	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	4.7	1.5	24		36		Site partially accepted	36
606	Residential, 1 bungalow													0
615	none stated	Site proposed for consideration by landowner therefore considered available.		1	M	L	0.6	0.5	24				Site not suitable on highways grounds	0
617	Residential, community buildings, affordable housing, bungalows and 1 workshop conversion.	Site proposed for consideration by landowner therefore considered available.		1	M	L	7.2	1.5	24		36		Site partially accepted	36
620	Commercial Development	Site proposed for consideration by landowner therefore considered available.		1	M	L	1.3	1.2	24				Site not suitable on highways grounds	0

Site Ref	Basic site information						Suitability Stage 1																summary of constraints	Can constraints be overcome	Accept/reject
	Parish	Town/Village	CSO2 Designation	Current or last known land use	Brownfield/Greenfield	Site Description	Site submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens				
627	Emneth	Wisbech	SAKLO TMT	Agricultural	G	Land at Elm High Road	Clients of Framptons	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
629	Emneth	Emneth	SAKLO TMT	Residential/Commercial	G	Land adjacent to 54 Elmside	Mr M. R. White	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Whole site within 25m settlement boundary.	N/A	1
632	Emneth	Emneth	SAKLO TMT	Agriculture	G	Land west of Elmside,	Mr Denzil Chester	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m boundary.	N/A	1
641	Emneth	Emneth	SAKLO TMT	Residential / Agricultural	G	Land at Ladys Drove	Mr M. Wicks	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Whole site within 25m settlement boundary.	N/A	1
649	Emneth	Emneth	SAKLO TMT	Vacant Field	G	Land off Church Road,	Mr & Mrs David Howard	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m boundary.	N/A	1
658	Emneth	Emneth	SAKLO TMT	Unauthorised Rubbish Tip		Land at Lady's Drove,	Miss P. Seekings	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site constrained due to proximity to settlement. Constraint cannot be overcome.		0
945	Emneth	Emneth	SAKLO TMT	Arable	G	Land at West Meadowgate, situated to the West of the Lodge, Meadowgate Lane, Elm	L Bevens Associates Ltd	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	N/A	1

Suitability Stage 2																						
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Slope	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
627	+	-	+	+	-/+	+	+	+	-/+	+	+	-/+	+	+	+	+	+	+	-	Site 627 is a large greenfield location, partially within a possible waste disposal area and grade 1 agricultural land outside built environment boundaries. The site is well related to Wisbech but not Enneth and could form an urban extension to Wisbech. There are visible signs of wildlife. The access arrangements appear to be inadequate for large scale development. There is an overhead power line/pylons present on the site. The Highway Authority would object if this site were included in the plan following a desk based exercise they considered the site remote from the settlement.	This site is not well related to any settlements in the Borough, it is well related to Wisbech. Prior to allocation consultation with Fenland DC would be required to establish how any development would impact upon their agenda and the infrastructure of the town. Following a site visit to assess the site Officers feel further discussion with the Highways Authority would be required if allocated. A potentially suitable access could be provided through site 1092 if agreed. Consult with DEFRA if allocating regarding Agricultural Land Classification. Prior to development an ecology survey may be required.	1
629	+	-	+	+	+	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	Site 629 is a small greenfield site and grade 1 agricultural land outside built environment boundaries. The site is situated on Elmside which is a small lane which appears unsuitable for significant growth the site is not well related to the settlement. There are visible signs of wildlife	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The site is not well related to the settlement. Reluctant to allocate on grade 1 land. Subject to a safe access, visibility being achieved the Highway Authority would not object if this site were included in the plan. Consult with DEFRA if allocating regarding Agricultural Land Classification. Prior to development an ecology survey may be required.	1
632	+	-	+	+	+	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	Site 632 is a small greenfield site and grade 1 agricultural land outside built environment boundaries. The site is situated on Elmside which is a small lane which appears unsuitable for significant growth the site is not well related to the settlement. There are visible signs of wildlife	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The site is not well related to the settlement. Reluctant to allocate on grade 1 land. Subject to a safe access, visibility being achieved the Highway Authority would not object if this site were included in the plan. Consult with DEFRA if allocating regarding Agricultural Land Classification. Prior to development an ecology survey may be required.	1
641	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site 641 is in residential use adjacent to a grade 2 listed building.	No major constraints. Subject to a safe access, visibility being achieved the Highway Authority would not object if this site were included in the plan.	1
649	+	-	+	+	+	+	+	+	-/+	-/+	+	+	+	+	+	+	+	+	-	Site 649 is in mixed residential and agricultural use and grade 1 agricultural land outside built environment boundaries. The site is very visible from the church/grave yard, access could be an issue. There appears to be suitable habitat for biodiversity.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. May be suitable if sensitively designed to consider impact upon tranquil nature of the church/grave yard. Any development would need to be sensitive to the form and character of the settlement. Subject to a safe access, visibility being achieved the Highway Authority would not object if this site were included in the plan. Consult with DEFRA if allocating regarding Agricultural Land Classification. Prior to development an ecology survey may be required.	1
658																						0
945	+	-	+	+	-/+	+	+	+	-/+	-/+	+	-/+	+	+	+	+	+	+	-	Site 945 a large greenfield site partially within a possible waste disposal site and is grade 1 agricultural land outside built environment boundaries. Access along Meadowgate Lane would be difficult for large scale development if allocating an alternative access should be considered (via Elmfield Drive). There appears to be suitable habitat for biodiversity. The Highway Authority would object if this site were included in the plan following a desk based exercise they considered the site remote from the settlement.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. May be suitable if sensitively designed to consider impact upon the hedgerow & trees. Any development would need to be sensitive to the form and character of the settlement. Following a site visit to assess the site Officers feel further discussion with the Highways Authority would be required if allocated. Consult with DEFRA if allocating regarding Agricultural Land Classification. Prior to development an ecology survey may be required.	1

Site Ref	Availability			Achievability			Deliverable/Developable							Total
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years	Notes	
627	none stated	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	M	16.2	12.2	36				Figure already counted see site 381	0
629	Residential, 1 dwelling	Site proposed for consideration by landowner therefore considered available.		1	M	L	0.1	0.1	24		2		Site accepted	2
632	none stated	Site proposed for consideration by landowner therefore considered available.		1	M	L	0.3	0.3	24		7		Site accepted	7
641	none stated	Site proposed for consideration by landowner therefore considered available.		1	M	L	1.1	1	24				Figure already counted see site 422	0
649	6 additional dwelling houses, (larger homes)	Site proposed for consideration by landowner therefore considered available.		1	M	L	1.7	1.5	24		36		Site partially accepted	36
658	Residential													0
945	Housing, approx 195 dwellings	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	6.1	4.6	24				Figure already counted see site 76	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 submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument				Historic Parks and gardens	
964	Emneth	Emneth	SAKLO TMT	Arable	G	Land at West Meadowgate, situated to the West of the Lodge, Meadowgate Lane, Elm	L Bevens Associates Ltd	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	N/A	1
991	Emneth	Emneth	SAKLO TMT	Agricultural	G	Land west of Thatchwood Avenue,	Mr. A Plumridge	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Whole site within 25m settlement boundary.	N/A	1
994	Emneth	Emneth	SAKLO TMT	Motor Trader & Vehicle Spares	G	Land R/O 107 Church Road	Mr. & Mrs D Noone	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m settlement boundary.	N/A	1
1031	Emneth		SAKLO TMT	Educational Facility	B	Land at College of West Anglia Meadowgate Lane	The College of West Anglia	-	-/*	+	+	+	+	+	+	+	+	+	+	+	+	+	Not within 25m of a settlement in the Borough but within close distance to Wisbech. Small area constrained by flood zone 2 fluvial.	Yes site close to services as on border with Fenland and within the relatively small area of the site with flood constraint residential development could be avoided.	1
1092	Emneth		SAKLO TMT	Detached bungalow	G	Land at Longridge, 37 Elm High Road	Client of William H Brown	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
EMN 03	Emneth	Emneth	SAKLO TMT		B	Elm High Road	Michael Wicks, Michael Wicks Garage Ltd.	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Whole site within 25m settlement boundary.	N/A	1
EMN 10	Emneth	Emneth	SAKLO TMT		B	Outwell Road	Mr K.W. Rowe	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Whole site within 25m settlement boundary.	N/A	1
EMN 23	Emneth	Emneth	SAKLO TMT		G	Church Road	Mr John Lock	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Whole site within 25m settlement boundary.	N/A	1
EMN 50	Emneth	Emneth	SAKLO TMT		G	West of Elmside	Freebridge Community Housing	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Whole site within 25m settlement boundary.	N/A	1
402	Emneth,	Emneth,	SAKLO TMT	Open area between two rows of houses.	M	Land east of Lady's Dove,	Clients of Peter Humphrey Associates Ltd	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site constrained due to proximity to settlement.	Site is too far from the defined settlement to be sustainable location for development. Constraint cannot be overcome.	0
102	Feltwell	Feltwell	KRSC	Residential		Land to the rear of 64/66 Paynes Lane	Clients of Mike Hastings	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site located within stone curlew buffer.	Site located within stone curlew buffer. Constraint cannot be overcome.	0

Suitability Stage 2																						
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Slope	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
964	+	-	+	+	-/+	+	+	+	-/+	+	+	+	+	+	+	+	+	+	-	Site 964 is a greenfield frontage location outside built environment boundaries and grade 1 agricultural land with mature hedgerow and suitable habitat for biodiversity. The access road is very minor and does not appear to be suitable for large scale development. The Highway Authority would object if this site were included in the plan following a desk based exercise they considered the site remote from the settlement.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. May be suitable if sensitively designed to consider impact upon the hedgerow & trees. Any development would need to be sensitive to the form and character of the settlement. Following a site visit to assess the site Officers feel further discussion with the Highways Authority would be required if allocated. Consult with DEFRA if allocating regarding Agricultural Land Classification. Prior to development an ecology survey may be required.	1
991	+	-	+	+	-	+	+	+	-/+	+	+	+	+	+	-	+	+	+	-	Site 991 is in agricultural use and grade 1 agricultural land outside built environment boundaries. There are some signs of wildlife with mature trees and hedges on the boundary. The site is not well related to the services in the settlement.	Any development would need to be sensitive to the form and character of the settlement. The Highway Authority would object if this site were included in the plan following a desk based exercise they considered the site remote from the settlement.	0
994	+	-	+	+	-	+	+	+	-/+	+	+	+	+	+	-	+	+	+	-	Site 994 is in agricultural use and grade 1 agricultural land outside built environment boundaries. There are some signs of wildlife with mature trees and hedges on the boundary. The site is not well related to the services in the settlement.	The Highway Authority would object if this site were included in the plan following a desk based exercise they considered the site remote from the settlement.	0
1031	+	+	+	+	-/+	+	+	+	-/+	+	+	+	+	-	+	+	+	+	-	Site 1031 is part of the College site on grade 1 agricultural land outside built environment boundaries. The site is well related to Wisbech but not Emneth and could form an urban extension to Wisbech. There are visible signs of wildlife and poor access for large scale development along Meadowgate Lane, could be scope for access from Green Lane.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. This site is not well related to any settlements in the Borough, it is well related to Wisbech. Prior to allocation consultation with Fenland DC would be required to establish how any development would impact upon their agenda and the infrastructure of the town. Awaiting input from Norfolk CC highways Officer. Consult with DEFRA if allocating regarding Agricultural Land Classification. Prior to development an ecology survey may be required.	1
1092	+	-	+	+	+	+	+	+	+	+	+	-	+	+	+	+	+	+	+	Site 1092 is a greenfield garden location, completely within a possible waste disposal area the site is well related to Wisbech but not Emneth and could form an urban extension to Wisbech if brought forward as access for sites 627, 436 & 381.	This site is not well related to any settlements in the Borough, it is well related to Wisbech. Prior to allocation consultation with Fenland DC would be required to establish how any development would impact upon their agenda and the infrastructure of the town. Awaiting input from Norfolk CC highways Officer	1
EMN 03	+	+	+	+	+	+	+	+	+	+	+	-	+	+	+	+	+	-	+	Site EMN 03 is a brownfield employment site completely within a possible waste disposal area.	The Council is seeking to retain employment land unless the loss satisfies the parameters set out in CS policy CS10.	1
EMN 10	+	+	-/+	+	-	+	+	+	+	+	+	+	+	+	-	+	+	+	+	Site EMN 10 is a brownfield site completely within a possible waste disposal area. The site is not well related to the settlement.	The Highway Authority would object if this site were included in the plan following a desk based exercise they considered the site remote from the settlement.	0
EMN 23	+	-	+	+	-	+	+	+	+	-/+	+	+	+	+	-	+	+	+	-	Site EMN23 is in agricultural/nursery use and grade 1 agricultural land. There are some agricultural buildings and a dwelling on the site as well as growing areas. The site is not well related to the settlement.	The site is in a prominent location any development would have to be linear to match the surrounding form and character of the locality. The Highway Authority would object if this site were included in the plan following a desk based exercise they considered the site remote from the settlement.	0
EMN 50	+	-	+	+	-	+	+	+	-/+	+	+	+	+	+	-	+	+	+	+	Site EMN50 is a small greenfield residential site. The site is situated on Elmside which is a small lane which appears unsuitable for significant growth the site is not well related to the settlement. There appears to be suitable habitat for biodiversity.	Reluctant to allocate on grade 1 land. The Highway Authority would object if this site were included in the plan following a desk based exercise they considered the site remote from the settlement. Consult with DEFRA if allocating regarding Agricultural Land Classification. Prior to development an ecology survey may be required.	0
402																						0
102																						0

Site Ref	Availability			Achievability		Deliverable/Developable							Total	
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years		Notes
964	Housing, approx 195 dwellings	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	0.2	0.2	24				Figure already counted see site 77	0
991	none stated	Site proposed for consideration by landowner therefore considered available.		1	M	L	1.3	1.3	24				Site not suitable on highways grounds	0
994	Housing, 6 dwellings	Site proposed for consideration by landowner therefore considered available.		1	M	L	1.3	1.2	24				Site not suitable on highways grounds	0
1031	Housing, approx 400 dwellings / Leisure / Health facilities	Site proposed for consideration by landowner therefore considered available.		1	M	L	16.9	12.9	36		305	160	Site partially accepted	465
1092	Housing of appropriate density/ Retail in keeping with another site	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	0.6	0.5	24	12			Site partially accepted	12
EMN 03	Housing	Site proposed for consideration by landowner therefore considered available.		1	M	M	0.2	0.2	36	7			Site accepted	7
EMN 10	Housing - 2 min - 4 max	Site proposed for consideration by landowner therefore considered available.		1	M	L	0.2	0.2	36				Site not suitable on highways grounds	0
EMN 23	Housing	Site proposed for consideration by landowner therefore considered available.		1	M	L	0.8	0.7	24				Site not suitable on highways grounds	0
EMN 50	Housing 2 min - 5 max	Site proposed for consideration by landowner therefore considered available.		1	M	M	0.2	0.2	24				Site not suitable on highways grounds	0
402	Residential													0
102	none stated													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 submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument				Historic Parks and gardens				
263	Feltwell	Feltwell	KRSC	Agricultural	B	Land at 40 Lodge Road,	Clients of CAD Associates	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	The site is a brownfield site located within stone curlew buffer but existing development completely masks the site from the protection area.	N/A	1
315	Feltwell	Feltwell	KRSC	The site is in a residential area.	B	Land adjacent Western Close,	Mr S. J. Storey	+	-/+	-/+	+	+	+	+	+	+	+	+	-	+	+				Site partially located within fluvial flood zones 2 and 3 and within stone curlew buffer.	Site located within stone curlew buffer. Constraint cannot be overcome.	0	
317	Feltwell	Feltwell	KRSC	The site already has residential development on two sides and a very strong boundary fence on the other. The site is currently rough pasture land and has been so for many years. It is poor agricultural land and seems to be an ideal site to continue the de	G	Land between Manor Park Estate and Portal Close Estate,	Mr S. J. Storey	+	+	+	+	+	+	+	+	+	+	+	-	+	+				Site located within stone curlew buffer.	Site located within stone curlew buffer. Constraint cannot be overcome.	0	
351	Feltwell	Feltwell	KRSC	Vacant		Parcel of Land to the rear of Chocolate Cottage 24 Oak Street	Miss N Fletcher	+	-/+	-/+	+	+	+	+	+	+	+	+	-	+	+				Most of site located within fluvial flood zones 2 and 3. Whole site lies within stone curlew buffer.	Site located within stone curlew buffer. Constraint cannot be overcome.	0	
365	Feltwell	Feltwell	KRSC	Agricultural, Residential and Employment Land	M	Land at Southery Road,	Mr Paul Stone	+	-/+	+	+	+	+	+	+	+	+	+	-	+	+				Site located within stone curlew buffer. A portion of the site is located within fluvial flood zone 2.	Site located within stone curlew buffer. Constraint cannot be overcome.	0	
366	Feltwell	Feltwell	KRSC	Agricultural	M	Land at Southery Road,	Mr Paul Stone	-	-/+	+	+	+	+	+	+	+	+	+	-	+	+				Site constrained due to proximity to settlement, within stone curlew buffer and fluvial flood zone 2.	Site is too far from the defined settlement and within stone curlew buffer. Constraints cannot be overcome.	0	
367	Feltwell	Feltwell	KRSC	Agricultural	M	Land at Southery Road,	Mr Paul Stone	+	-/+	+	+	+	+	+	+	+	+	+	-	+	+				Site located within stone curlew buffer. A portion of the site is located within fluvial flood zone 2.	Site located within stone curlew buffer. Constraint cannot be overcome.	0	
548	Feltwell	Feltwell	KRSC	Agricultural	G	Land north of Munson's Lane,	Clients of Brown & Co	+	+	+	+	+	+	+	+	+	+	+	-	+	+				Site located within stone curlew buffer.	Site located within stone curlew buffer. Constraint cannot be overcome.	0	
806	Feltwell	Feltwell	KRSC	Grassland	G	Land South of 40 Paynes Lane	Mrs P M Peckham	+	+	+	+	+	+	+	+	+	+	+	-	+	+				Site located within stone curlew buffer.	Site located within stone curlew buffer. Constraint cannot be overcome.	0	

Suitability Stage 2																							
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Shape	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject	
263	+	+	-	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	-/+	+	Site 263 is a mixed greenfield & brownfield (car sales and repairs) site located outside built environment boundaries and completely within the Lakenheath airfield safeguarding area and the stone curlew buffer but existing development completely masks the site from the protection area. Subject to a safe access the Highway Authority would not object if this site were included in the plan.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The Council is seeking to retain employment land unless the loss satisfies the parameters set out in CS policy CS10. No major constraints on greenfield area. Subject to a safe access the Highway Authority would not object if this site were included in the plan.	1	
315																						0	
317																							0
351																							0
365																							0
366																							0
367																							0
548																							0
806																							0

Site Ref	Availability				Achievability		Deliverable/Developable							
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years	Notes	Total
263	Residential	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	1.1	1	24		24		Site partially accepted	24
315	Housing													0
317	Housing													0
351	none stated													0
365	Residential Development. This would either be market housing, affordable housing or a combination of the two.													0
366	Residential Development. This would either be market housing, affordable housing or a combination of the two. Employment Land													0
367	This would be for employment development adjacent the existing employment use.													0
548	Housing, approx 50 conventional / affordable if demanded													0
806	Housing													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 submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens				
893	Feltwell	Feltwell	KRSC	Farmyard & Garden	G	Land at Hill Farmyard, Feltwell (IP26 4AB)	Mr Edmund AS Lambert	+	+	+	+	+	+	+	+	+	+	+	-	+	+	The site is agricultural with a number of agricultural buildings. It is located within stone curlew buffer but existing development completely masks the site from the protection area.	N/A	1	
318	Feltwell	Feltwell	KRSC	Agriculture		Land at Feltwell Road, (TL7198 NG9134)	Mr S. J. Storey	-	+	+	+	+	+	+	+	+	-	-	-/+	+	+	Site constrained due to proximity to settlement and within Special Protection Area, SSSI. Partially within stone curlew buffer.	Site is too far from the defined settlement and within SPA, SSSI and partially within stone curlew buffer. Constraints cannot be overcome.	0	
500	Fincham	Fincham	RV	Residential	B	Land at Lynn Road,	Clients of Ian J M Cable	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints.	N/A	1	
502	Fincham	Fincham	RV	Agricultural	G	Land at High Street,	Clients of Ian J M Cable	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints.	N/A	1	
504	Fincham	Fincham	RV	Livestock / Wasteland / Former Coach Business	G	Land Opposite Talbot Manor, Downham Road	Clients of Ian J M Cable	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints.	N/A	1	
634	Fincham	Fincham	RV	Agricultural	G	Land South of 20 Boughton Road	Mr Tom Gooderson	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints.	N/A	1	
643	Fincham	Fincham	RV	Livestock, Wasteland, Coach Business	G	Land Opposite Talbot Manor, Downham Road	Mrs Diane Longmuir	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints.	N/A	1	

Suitability Stage 2																						
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Shape	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
893	+	-	-	+	-/+	+	+	+	+	-/+	+	+	-/+	+	+	+	-/+	+	-	Site 893 is a greenfield site, grade 3 agricultural, located within the Lakenheath airfield safeguarding area and the stone curlew buffer but existing development completely masks the site from the protection area. This site is well located to the settlement. The access to the site appears to be unsuitable for large scale development. Subject to a safe access being made the Highway Authority would not object if this site were included in the plan. The site is situated to the rear of a number of residential properties and between those properties and a graveyard and church, development would have a negative impact upon the townscape. There is a public right of way adjacent to the site.	Any development would need to be sensitive to the form and character of the settlement. Subject to a safe access being made. Consult with DEFRA if allocating regarding Agricultural Land Classification.	1
318																						0
500	+	+	-	+	+	+	+	-/+	+	-/+	+	+	+	-/+	-/+	+	+	-/+	+	Site 500 is a mixed residential and hotel and restaurant complex outside built environment boundaries and adjacent to the conservation area and completely within the Marham airfield safeguarding area. The land put forward which has not been developed upon appears unsuitable due to the large number of trees present.	The Council is seeking to retain employment land unless the loss satisfies the parameters set out in CS policy CS10. The remainder of the site appears unsuitable for housing.	0
502	+	-	-	+	-/+	+	+	-/+	-/+	-/+	+	+	-/+	+	+	+	+	+	+	Site 502 is a greenfield site, completely within the conservation area for Fincham and completely within the Marham airfield safeguarding area. The site is in a prominent position in the settlement, development would have a detrimental impact upon the locality. There are a number of protected mature trees on the site. There are a number of properties overlooking the site. There appears to be suitable habitat for biodiversity.	The site appears unsuitable for housing.	0
504	+	-	-	+	-/+	+	+	-/+	-/+	-/+	+	+	-/+	+	+	+	+	+	+	Site 504 is a greenfield site, completely within the conservation area for Fincham and completely within the Marham airfield safeguarding area. The site is in a prominent position in the settlement, development would have a detrimental impact upon the locality. There are a number of protected mature trees on the site. There are a number of properties overlooking the site. There appears to be suitable habitat for biodiversity.	The site appears unsuitable for housing.	0
634	-/+	-	-	+	+	+	+	+	+	-/+	+	+	+	+	+	+	-	+	-	Site 634 is a greenfield site grade 3 agricultural on the edge of settlement outside built environment boundaries, completely within the conservation area and the Marham airfield safeguarding area. A footpath exists on the northern boundary of the site, the southern area is constrained by fluvial flood zone 2. There is a public right of way present across the site. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The core strategy identifies sustaining existing services in rural villages as a priority, therefore if allocation is required in this settlement the constraints could be overcome and this site may be suitable for some small-scale infilling or affordable housing on the frontage of the site may be appropriate. The area of the site which is not in flood zones if developed/designed sensitively may be suitable. The site is close to local services. Consult DEFRA regarding Agricultural Land Classification if chosen for allocation. Following a site visit to assess the site Officers feel further discussion with the Highways Authority would be required if allocated. Prior to development an ecology survey would be required.	1
643	+	-	-	+	-/+	+	+	-/+	-/+	-/+	+	+	-/+	+	+	+	+	+	+	Site 643 is a greenfield site within the conservation area for Fincham and completely within the Marham airfield safeguarding area. The site is in a prominent position in the settlement, development would have a detrimental impact upon the locality. There are a number of protected mature trees on the site. There are a number of properties overlooking the site. There appears to be suitable habitat for biodiversity.	The site appears unsuitable for housing.	0

Site Ref	Availability			Achievability		Deliverable/Developable							Total	
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years		Notes
893	Housing, approx 12 dwellings	Site proposed for consideration by landowner therefore considered available.		1 M	M		0.3	0.3	24	7			Site accepted	7
318														0
500	none stated	Site proposed for consideration by landowner through an Agent therefore considered available.		1 M	L		1.1	1	24				Site not suitable	0
502	none stated	Site proposed for consideration by landowner through an Agent therefore considered available.		1 M	L		0.4	0.4	24				Site not suitable	0
504	Housing, 1-2 dwellings	Site proposed for consideration by landowner through an Agent therefore considered available.		1 M	L		0.4	0.4	24				Site not suitable	0
634	none stated	Site proposed for consideration by landowner through an Agent therefore considered available.		1 M	L		1.7	0.4	24		9		Site partially accepted	9
643	Housing, 1-2 dwellings	Site proposed for consideration by landowner therefore considered available.		1 M	L		0.4	0.4	24				Site not suitable	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 submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens					
281	Hilgay	Hilgay	RV	Agricultural	G	Land of Church Road	Clients of Grounds & Co	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	Part of site potentially suitable.	1
561	Hilgay	Hilgay	RV	Agricultural	G	Land Ely Road	Clients of Parsons & Whitley	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	Part of site potentially suitable.	1
614	Hilgay	Hilgay	RV	Agricultural	G	Parcel of land near Hilgay	Mr Gordon Kisby	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	Part of site potentially suitable.	1
762	Hilgay	Hilgay	RV	Grazing	G	Land North of Steels Drove, West End	Mrs H M Addison	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site is further than 25m from existing settlement boundary.	Constraint cannot be overcome.	0
801	Hilgay	Hilgay	RV	Agriculture	G	Land South of Foresters Avenue	Dents of Hilgay	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	Part of site potentially suitable.	1

Suitability Stage 2																						
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Slope	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
281	-/+	-	+	+	-/+	+	+	-/+	-/+	-/+	+	+	+	+	+	+	+	+	-	Site 281 is a large greenfield site and grade 3 agricultural land outside built environment boundaries and adjacent to a listed church building with a number of TPO's on the boundary. The location appears rural and any development would have a negative impact upon the rural setting and the church. There are obvious signs of wildlife. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. Inappropriate size for the settlement the site should be reduced in size and any design should be sympathetic to the setting of the listed building and the protected trees. The core strategy identifies sustaining existing services in rural villages as a priority, therefore if allocation is required in this settlement the constraints could be overcome and this site may be suitable for some small-scale infilling or affordable housing on the frontage of the site may be appropriate. Consult DEFRA regarding Agricultural Land Classification if chosen for allocation. Following a site visit to assess the site Officers feel further discussion with the Highways Authority would be required if allocated. Prior to development an ecology survey would be required.	1
561	-/+	-	+	+	-/+	+	+	+	-/+	-/+	+	+	+	+	+	+	+	+	-	Site 561 is a large greenfield site to the rear of a linear form of development outside built environment boundaries and grade 3 agricultural land. There appears to be suitable habitat for biodiversity. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The core strategy identifies sustaining existing services in rural villages as a priority, therefore if allocation is required in this settlement the constraints could be overcome and this site may be suitable for some small-scale infilling or affordable housing. The site is close to local services. Consult DEFRA regarding Agricultural Land Classification if chosen for allocation. Following a site visit to assess the site Officers feel further discussion with the Highways Authority would be required if allocated. Prior to development an ecology survey would be required.	1
614	-/+	-	+	+	-/+	+	+	+	-/+	-/+	+	+	+	+	-/+	+	+	+	-/+	Site 614 is a large greenfield edge of settlement site, a mix of grade 2 & 3 agricultural land outside built environment boundaries. The location appears rural and any development would have a negative impact upon the rural setting. The access is poor and there are obvious signs of wildlife.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The core strategy identifies sustaining existing services in rural villages as a priority, therefore if allocation is required in this settlement the constraints could be overcome and this site may be suitable for some small-scale infilling or affordable housing. Consult DEFRA regarding Agricultural Land Classification if chosen for allocation. Following a site visit to assess the site Officers feel further discussion with the Highways Authority would be required if allocated. Prior to development an ecology survey would be required.	1
762																						
801	-/+	-	+	+	-/+	+	+	+	-/+	-/+	+	+	+	+	-/+	+	+	+	-	Site 801 is a large greenfield edge of settlement site, a mix of grade 2 & 3 agricultural land outside built environment boundaries. The location appears rural and any development would have a negative impact upon the rural setting. There are obvious signs of wildlife. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The core strategy identifies sustaining existing services in rural villages as a priority, therefore if allocation is required in this settlement the constraints could be overcome and this site may be suitable for some small-scale infilling or affordable housing on the frontage of the site may be appropriate. Consult DEFRA regarding Agricultural Land Classification if chosen for allocation. Following a site visit to assess the site Officers feel further discussion with the Highways Authority would be required if allocated. Prior to development an ecology survey would be required.	1



Site Ref	Availability			Achievability			Deliverable/Developable						Notes	Total
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years		
281	none stated	Site proposed for consideration by landowner through an Agent therefore considered available.		1 M	L		1.6	0.4	24			9	Site partially accepted	9
561	none stated	Site proposed for consideration by landowner through an Agent therefore considered available.		1 M	L		3.9	0.4	24			9	Site partially accepted	9
614	none stated	Site proposed for consideration by landowner through an Agent therefore considered available.		1 M	L		0.8	0.4	24			9	Site partially accepted	9
762	Housing, 2 dwellings, flexible													0
801	Housing, 30 affordable houses	Site proposed for consideration by landowner therefore considered available.		1 M	L		2.6	0.4	24			9	Site partially accepted	9

Site Ref	Basic site information						Suitability Stage 1															summary of constraints	Can constraints be overcome	Accept/reject	
	Parish	Town/Village	OS02 Designation	Current or last known land use	Brownfield/Greenfield	Site Description	Site submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens				
975	Hilgay	Hilgay	RV	Vacant	G	Land at Thistle Hill Road,	Mr R. B. Martin	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Entire site within 25m of settlement.	N/A	1
976	Hilgay	Hilgay	RV	Agricultural	G	Land at Hubbard Drive,	Mr R. B. Martin	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	Part of site potentially suitable.	1
139	Hilgay	Ten Mile Bank	RV	Residential		Greenacres, Station Road,	Miss Sara Giller	+	+	+	-	-	-	+	+	+	+	+	+	+	+	Flood zones 2 & 3 tidal and hazard zone.	No	0	
Hockwold cum Wilton 25	Hockwold cum Wilton	Hockwold cum Wilton	KRSC	Agricultural		Land at Boundary Close,	Property Services	+	+	+	+	+	+	+	+	+	+	+	+	-	+	+	Portion of site within 25m of settlement. Development wholly constrained by being within the Breckland buffer zone for Stone Curlews	Constraint cannot be overcome.	0
Hockwold cum Wilton 95	Hockwold cum Wilton	Hockwold cum Wilton	KRSC	Residential		Land West of 23 Mill Lane	Clients of Mike Hastings	+	+	+	+	+	+	+	+	+	+	+	+	-	+	+	Portion of site within 25m of settlement. Development wholly constrained by being within the Breckland buffer zone for Stone Curlews	Constraint cannot be overcome.	0
Hockwold cum Wilton 103	Hockwold cum Wilton	Hockwold cum Wilton	KRSC	Agricultural		Land North of 27 Mill Lane	Clients of Mike Hastings	+	+	+	+	+	+	+	+	+	+	+	+	-	+	+	Portion of site within 25m of settlement. Development wholly constrained by being within the Breckland buffer zone for Stone Curlews	Constraint cannot be overcome.	0
Hockwold cum Wilton 282	Hockwold cum Wilton	Hockwold cum Wilton	KRSC	Agricultural		Glebe Land at Hockwold	Clients of Grounds & Co	+	+	+	+	+	+	+	+	+	+	+	+	-	+	+	Portion of site within 25m of settlement. Development wholly constrained by being within the Breckland buffer zone for Stone Curlews	Constraint cannot be overcome.	0
Hockwold cum Wilton 379	Hockwold cum Wilton	Hockwold cum Wilton	KRSC	Agricultural		Land south of South Street,	Vawser & Co	+	+	+	+	+	+	+	+	+	+	+	+	-	+	+	Portion of site within 25m of settlement. Development wholly constrained by being within the Breckland buffer zone for Stone Curlews	Constraint cannot be overcome.	0

Suitability Stage 2																						
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Slope	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
975	+	-	+	+	-/+	+	+	+	-/+	-/+	+	+	+	+	-/+	+	+	+	-	Site 975 is a large greenfield edge of settlement site outside built environment boundaries and a mix of grade 2 & 3 agricultural land. The location appears rural and any development would have a negative impact upon the rural setting. There are obvious signs of wildlife. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The core strategy identifies sustaining existing services in rural villages as a priority, therefore if allocation is required in this settlement the constraints could be overcome and this site may be suitable for some small-scale infilling or affordable housing on the frontage of the site may be appropriate. Consult DEFRA regarding Agricultural Land Classification if chosen for allocation. Following a site visit to assess the site Officers feel further discussion with the Highways Authority would be required if allocated. Prior to development an ecology survey would be required.	1
976	-/+	-	+	+	-/+	+	+	+	-/+	-/+	+	+	+	+	-/+	+	+	+	-	Site 976 is a large greenfield edge of settlement site, outside built environment boundaries and a mix of grade 2 & 3 agricultural land. The location appears rural and any development would have a negative impact upon the rural setting. There are obvious signs of wildlife. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The core strategy identifies sustaining existing services in rural villages as a priority, therefore if allocation is required in this settlement the constraints could be overcome and this site may be suitable for some small-scale infilling or affordable housing on the frontage of the site may be appropriate. Consult DEFRA regarding Agricultural Land Classification if chosen for allocation. Following a site visit to assess the site Officers feel further discussion with the Highways Authority would be required if allocated. Prior to development an ecology survey would be required.	1
139																						0
25																						0
95																						0
103																						0
282																						0
379																						0

Site Ref	Availability			Achievability		Deliverable/Developable							Total	
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years		Notes
975	none stated	Site proposed for consideration by landowner therefore considered available.		1 M	L	0.3	0.3	24			7		Site accepted	7
976	none stated	Site proposed for consideration by landowner therefore considered available.		1 M	L	5.1	0.4	24			9		Site partially accepted	9
139														0
25	Residential													0
95	none stated													0
103	none stated													0
282	none stated													0
379	none stated													0

Site Ref	Basic site information						Suitability Stage 1														summary of constraints	Can constraints be overcome	Accept/reject	
	Parish	Town/Village	OS02 Designation	Current or last known land use	Brownfield/Greenfield	Site Description	Site submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument				Historic Parks and gardens
532	Hockwold cum Wilton	Hockwold cum Wilton	KRSC	Agricultural	G	Land at Feltwell Road,	Clients of Brown & Co	-	+	+	+	+	+	+	+	-	+	+	-	+	+	Site is further than 25m away from existing settlement boundary. Site wholly constrained by Special Protection Area and buffer for Stone Curlew.	Constraints cannot be overcome.	0
120	Hockwold cum Wilton	Hockwold cum Wilton	KRSC	Agricultural		Land at Feltwell Road	Mr S. J. Storey	-	+	+	+	+	+	+	+	-	-	-	+	+	+	Site is too far from the defined settlement and within SSSI, SPRA and stone curlew buffer.	Constraints cannot be overcome.	0
163	Hockwold cum Wilton	Hockwold - cum - Wilton	KRSC	Agricultural		Land at Adyss Lane and Pearce Close,	Clients 8 of Cruso & Wilkin	+	+	+	+	+	+	+	+	+	+	+	-	+	+	Portion of site within 25m of settlement. Development wholly constrained by being within the Breckland buffer zone for Stone Curlews	Constraint cannot be overcome.	0
471	Hockwold cum Wilton	Hockwold - cum - Wilton	KRSC	Agricultural		OS Parcel 2839, Adyss Lane, off Mill Lane,	Clients of Adrian Parker Planning	+	+	+	+	+	+	+	+	+	+	+	-	+	+	Portion of site within 25m of settlement. Development wholly constrained by being within the Breckland buffer zone for Stone Curlews	Constraint cannot be overcome.	0
571	Hockwold cum Wilton	Hockwold Cum Wilton	KRSC	Agricultural		Proposed development at land Main Street	Clients of Parsons & Whitley	+	+	+	+	+	+	+	+	+	+	+	-	+	+	Portion of site within 25m of settlement. Development wholly constrained by being within the Breckland buffer zone for Stone Curlews	Constraint cannot be overcome.	0
1013	Hockwold cum Wilton	Hockwold cum Wilton	KRSC	Residential		Land to the rear of 78 Main Street, (IP26 4LW)	Flagship Housing Group	+	+	+	+	+	+	+	+	+	+	+	-	+	+	Portion of site within 25m of settlement. Development wholly constrained by being within the Breckland buffer zone for Stone Curlews	Constraint cannot be overcome.	0
1035	Hockwold cum Wilton	Hockwold Cum Wilton	KRSC	Agricultural		Land at White Dyke Farm, Black Dyke Road	Client of Arch:Angel	-	+	+	+	+	+	+	+	-	+	+	-	+	+	Site is further than 25m away from existing settlement boundary. Site wholly constrained by Special Protection Area and buffer for Stone Curlew.	Constraints cannot be overcome.	0
142	Marham	Marham	KRSC	Agricultural	B	Land off School Lane	Mr & Mrs Cottam	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Part of site within 25m of settlement.	N/A	1
1044	Marham	Marham	KRSC	Agricultural	B	Land adjoining Home Farm, Shoulham Road	Client of Brown & Co	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Part of site within 25m of settlement.	N/A	1
83	Marshland St James	Marshland St James	RV	Agricultural		Land adjacent 243 Smeeth Road	Clients of Maxey & Son	+	-	-	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by fluvial flood zone 2 and 3.	Site fails the principles of a sequential approach to development outlined in PPS25. Constraints cannot be overcome.	0

Suitability Stage 2																							
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Shape	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject	
532																						0	
120																							0
163																							0
471																							0
571																							0
1013																							0
1035																							0
142	+	+	-	+	+	+	+	+	+	+	+	-/+	-/+	+	+	+	+	+	-	Site 142 is a greenfield location in a mixed paddock residential use, grade 2 & 3 agricultural land outside built environment boundaries. It is completely within airfield safeguarding zone and partially within the a potential waste disposal area. If access gained be gained by Church View this would be more suitable than via a residential site on School Lane.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. Consult with DEFRA if allocating regarding Agricultural Land Classification.	1	
1044	+	+	-	+	-	+	+	+	+	-/+	+	+	+	+	-	+	+	+	-	Site 1044 is a greenfield site outside built environment boundaries and grade 3 agricultural land. There are a number of agricultural and equestrian buildings, completely within the Marham airfield safeguarding zone. Any new development would have to be high quality design to suit the character of the surrounding buildings. The site is detached from the rest of the settlement so there are poor pedestrian links to local services and visibility would be an issue.	No. The Highway Authority would object if this site were included in the plan.	0	
83																							0

Site Ref	Availability			Achievability		Deliverable/Developable							Total	
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years		Notes
532	Housing, up to 300 plots available for conventional/affordable housing to meet local need													0
120														0
163	Residential, low cost housing													0
471	Residential, low cost housing													0
571	none stated													0
1013	Housing, up to 6 dwellings													0
1035														0
142	none stated	Site proposed for consideration by landowner therefore considered available.		1	M	L	1	0.9	24		22		Site partially accepted	22
1044		Site proposed for consideration by landowner therefore considered available.		1	M	L	0.3	0.3	24				Site not suitable on highways grounds	0
83	Residential													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 submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens									
112	Marshland St James	Marshland St James	RV	Agricultural		Land adjacent Marshland St James Primary School	Mr & Mrs Carter	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by fluvial flood zone 2 and 3.	Site fails the principles of a sequential approach to development outlined in PPS25. Constraints cannot be overcome.	0
322	Marshland St James	Marshland St James	RV	Agricultural		Land fronting Smeeth Road	Mr M. R. Askew	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by fluvial flood zone 2 and 3.	Site fails the principles of a sequential approach to development outlined in PPS25. Constraints cannot be overcome.	0
334	Marshland St James	Marshland St James	RV	Agricultural		School Road/ Hope Lane,	Mr Stewart K Riddick	-	+	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flood zone 2 and 3.	Constraints cannot be overcome.	0	
383	Marshland St James	Marshland St James	RV	Agricultural		Land off Smeeth Road	Clients of Peter Humphrey Associates Ltd	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by fluvial flood zone 2 and 3.	Site fails the principles of a sequential approach to development outlined in PPS25. Constraints cannot be overcome.	0
400	Marshland St James	Marshland St James	RV	Agricultural		Land next to 80 Smeeth Road,	Clients of Peter Humphrey Associates Ltd	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by fluvial flood zone 2 and 3.	Site fails the principles of a sequential approach to development outlined in PPS25. Constraints cannot be overcome.	0
693	Marshland St James	Marshland St James	RV	Residential		Parcel of land to the south of Smeeth House Farm,	Miss Sue Hurd	-	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 fluvial.	No	0	
694	Marshland St James	Marshland St James	RV	Agricultural		Land at Smeeth Road/Trinity Road	Mr John Selch	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by fluvial flood zone 2 and 3.	Site fails the principles of a sequential approach to development outlined in PPS25. Constraints cannot be overcome.	0
740	Marshland St James	Marshland St James	RV	Agricultural		Land at Smeeth Road	Sarah Thorpe represented by Grahame Seaton Design Limited	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by fluvial flood zone 2 and 3.	Site fails the principles of a sequential approach to development outlined in PPS25. Constraints cannot be overcome.	0
752	Marshland St James	Marshland St James	RV	Agricultural	G	Land off Hope Lane, Marshland St James	Mr & Mrs J & S Askew	-	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by fluvial flood zone 2 and 3.	Site fails the principles of a sequential approach to development outlined in PPS25. Constraints cannot be overcome.	0
755	Marshland St James	Marshland St James	RV	Small Holding / Agricultural	G	Land adjacent 145 Smeeth Road, Marshland St James	Mrs Coleman	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by fluvial flood zone 2 and 3.	Site fails the principles of a sequential approach to development outlined in PPS25. Constraints cannot be overcome.	0
774	Marshland St James	Marshland St James	RV	Redundant Orchards	G	Land adjacent Alder Lodge, School Road	D Markinson & S Woodward	+	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flood zone 2.	Site fails the principles of a sequential approach to development outlined in PPS25. Constraints cannot be overcome.	0
1129	Marshland St James	Marshland St James		Agricultural. Part of an old orchard, now disused and remaining trees of no value.		Land at Homefield House, 19 Smeeth Road, Marshland St James	Mr & Mrs Simpson	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by fluvial flood zone 2 and 3.	Site fails the principles of a sequential approach to development outlined in PPS25. Constraints cannot be overcome.	0
301	Marshland St James,	Marshland St James,	RV	Agricultural		Land (part parcel 1056) Smeeth Road,	Mrs S. Blyth	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by fluvial flood zone 2 and 3.	Site fails the principles of a sequential approach to development outlined in PPS25. Constraints cannot be overcome.	0
307	Marshland St James	Marshland St James	RV	Agricultural	B	Land at the Old Station Yard, Middle Drove,	Mr & Mrs J & S Askew	-	+	+	-	-	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal and partial hazard zone.	No	0



Suitability Stage 2																							
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Shape	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject	
112																						0	
322																							0
334																							0
383																							0
400																							0
693																							0
694																							0
740																							0
752																							0
755																							0
774																							0
1129																							0
301																							0
307																							0

Site Ref	Availability			Achievability		Deliverable/Developable							Total	
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years		Notes
112	none stated													0
322	none stated													0
334	Residential													0
383	Residential													0
400	Residential													0
693														0
694	Residential													0
740	none stated													0
752	Housing, Private and Affordable													0
755	Housing, Approx 9 dwellings (detached/semi/starter homes)													0
774	Housing, 200 dwellings													0
1129	Housing 3													0
301	Residential													0
307														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 submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument				Historic Parks and gardens						
57	Methwold	Brookville	SVAH	Agricultural		Land adjacent to Scotts Lane	LM Lavender & Sons	-	+	+	-	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site constrained due to proximity to settlement. Site is wholly within fluvial flood zone 2 and the majority of the site is within fluvial flood zone 3.	Site considered too far from a higher order settlement to be considered suitable for development. Site fails the principles of the sequential test and therefore development should be avoided. Constraints cannot be overcome.	0
159	Methwold	Brookville	SVAH	Vacant Field		Land on Holders Lane,	Mr Wayne Buckley	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site constrained due to proximity to settlement.	Site is too far from the defined settlement to be sustainable location for development. Constraint cannot be overcome.	0	
425	Methwold	Brookville	SVAH	Vacant Field		Land adjacent to Scott's Lane	Clients of Peter Humphrey Associates Ltd	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site constrained due to proximity to settlement.	Site is too far from the defined settlement to be sustainable location for development. Constraint cannot be overcome.	0	
433	Methwold	Brookville	SVAH	Industrial / Agricultural		Land at Brookville	Clients of Peter Humphrey Associates Ltd	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site is further than 25m from a higher order settlement.	Constraints cannot be overcome.	0	
531	Methwold	Brookville	SVAH	Agricultural	G	Land off The Avenue,	Clients of Brown & Co	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site constrained due to proximity to settlement.	Site is too far from the defined settlement to be sustainable location for development. Constraint cannot be overcome.	0	
564	Methwold	Brookville	SVAH	Vacant Field		Land at Scotts Lane,	Clients of Parsons & Whitley	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site constrained due to proximity to settlement.	Site is too far from the defined settlement to be sustainable location for development. Constraint cannot be overcome.	0	
666	Methwold	Brookville	SVAH	Vacant Field		Land to rear of Thru Hill House Main Road	Miss Eva Levchenko	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site constrained due to proximity to settlement.	Site is too far from the defined settlement to be sustainable location for development. Constraint cannot be overcome.	0	
79	Methwold	Methwold	KRSC	Playing field/Recreational	G	Land to the rear of Methwold Social Club	Mr Lionel Manning	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Part of site within 25m of settlement.	N/A	1	
316	Methwold	Methwold	KRSC	Vacant Field	G	Land on Crown Street,	Mr S. J. Storey	+	-/+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site partially constrained by fluvial flood zone 2 and 3.	Part of site not at risk of flooding suitable for further assessment.	1	
588	Methwold	Methwold	KRSC	Agricultural	G	Land at Methwold and Methwold Hythe	Clients of Sketcher Partnership Ltd	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Part of site within 25m of settlement.	N/A	1	
655	Methwold	Methwold	KRSC	Redundant Farm Buildings	G	Land at Hall Farm Drive,	Mr Colin Neville	+	-/+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site partially constrained by fluvial flood zone 2 and 3.	Part of site not at risk of flooding suitable for further assessment.	1	

Suitability Stage 2																						
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Slope	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
57																						0
159																						0
425																						0
433																						0
531																						0
564																						0
666																						0
79	+	-	-	+	-	+	+	+	-/+	+	+	+	+	+	+	+	+	+	-	Site 79 is a greenfield site outside built environment boundaries completely within the Lakenheath airfield safeguarding zone and partially within the conservation area. The site is grade 3 agricultural land. Signs of wildlife on site. It would be difficult to gain safe access from this location	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The site is close to local services. Consult DEFRA regarding Agricultural Land Classification if chosen for allocation. The Highway Authority would object if this site were included in the plan. An ecology survey would be required.	0
316	-/+	-	-/+	+	+	+	+	+	-/+	+	+	+	+	+	+	+	-	+	-	Site 316 is a large greenfield site outside built environment boundaries, partially within the Lakenheath airfield safeguarding zone and completely within the conservation area. The land is a mix of grade 2 and 3 agricultural land and has three separate rights of ways which meet across the site. The west section of the site is constrained by flood zone 2 fluvial. Signs of wildlife on site. The highway authority prefers this site for the settlement.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. Area of the site which is not in flood zones if developed/designed sensitively may be suitable. The site is close to local services. Consult DEFRA regarding Agricultural Land Classification if chosen for allocation. The Highway Authority would not object if this site were included in the plan. Prior to development an ecology survey would be required.	1
588	-/+	-	-	+	+	+	+	+	-/+	+	+	+	+	+	+	+	+	+	-	Site 588 is a greenfield site completely outside built environment boundaries within the the Lakenheath airfield safeguarding zone. The land is a mix of grade 2 and 3 agricultural land. The preferred access would be from Herbert Drive. Signs of wildlife on site.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. Reduced site area may be suitable. Consult DEFRA regarding Agricultural Land Classification if chosen for allocation. The Highway Authority would not object if this site were included in the plan. Prior to development an ecology survey would be required.	1
655	-/+	-	-/+	+	-/+	+	+	+	-/+	+	+	+	+	+	+	+	-	+	-	Site 655 is a greenfield site outside built environment boundaries, partially within the Lakenheath airfield safeguarding zone and the conservation area. The land is a mix of grade 2 and 3 agricultural land and has two rights of ways which meet across the site. There appears to be suitable habitat for biodiversity. Potentially access and visibility issues.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. A reduced site area may be appropriate. Area of the site which is not in flood zones if developed/designed sensitively may be suitable. Consult DEFRA regarding Agricultural Land Classification if chosen for allocation. If access and visibility issues can be overcome the Highway Authority would not object if this site were included in the plan. Prior to development an ecology survey may be required.	1

Site Ref	Availability			Achievability		Deliverable/Developable							Total	
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years		Notes
57	Housing													0
159														0
425														0
433														0
531	Housing, up to approx 20 conventional and/or affordable if required													0
564														0
666														0
79	Residential	Site proposed for consideration by landowner therefore considered available.		1	M	L	1.7	1.5	24				Site not suitable on highways grounds	0
316	none stated	Site proposed for consideration by landowner therefore considered available.		1	M	L	5.4	1.5	24		36		Site partially accepted	36
588	none stated	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	3.7	1.5	24		36		Site partially accepted	36
655	Housing, 4 dwellings	Site proposed for consideration by landowner therefore considered available.		1	M	L	13.4	1.5	24		36		Site partially accepted	36

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 submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens					
804	Methwold	Methwold	KRSC	Residential	B	Hythe Court, Hythe Road	Kevin and Kim Taylor	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Part of site within 25m of settlement.	N/A	1
863	Methwold	Methwold	KRSC	Agricultural	G	Land West of Globe Street	Mulberry Tree Homes Ltd	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Part of site within 25m of settlement.	N/A	1
924	Methwold	Methwold	KRSC	Paddock	G	28 Globe Street, Methwold, IP26 4PQ	Mr & Mrs John Bunting	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Part of site within 25m of settlement.	N/A	1
972	Methwold	Methwold	KRSC	Agriculture	G	Land off Hythe Road, Methwold	Brown & Co	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Part of site within 25m of settlement.	N/A	1
978	Methwold	Methwold	KRSC	Vacant Field	G	Land at Hall Farm,	Mr Colin Neville	+	-/+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site partially constrained by fluvial flood zone 2 and 3.	Part of site not at risk of flooding suitable for further assessment.	1
MET 01	Methwold	Methwold	KRSC		G	Rear of High Street	Mr R M Wilkins and Mrs S Wilkins	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Part of site within 25m of settlement.	N/A	1
MET 18	Methwold	Methwold	KRSC		B	Existing housing to be redeveloped by RSL	Freebridge Community Housing	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Entire site within settlement boundary.	N/A	1
MET 19	Methwold	Methwold	KRSC		B	Existing housing to be redeveloped by RSL	Freebridge Community Housing	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Entire site within settlement boundary.	N/A	1
255	Methwold	Methwold Hythe	SVAH	Vacant Land		14 Whiteplot Road	Mr D.A. McGroary	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site further than 25m from a higher order settlement.	Constraints cannot be overcome.	0
933	Methwold	Methwold Hythe	SVAH	Garden	G	38 Old Severalls Road, IP26 4QR	Mr & Mrs Stephen & Karen Martin	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site further than 25m from a higher order settlement.	Constraints cannot be overcome.	0
1059	Methwold	Methwold Hythe	SVAH	Vacant Field		Land off Whiteplot Road, Methwold Hythe	P. Payne & Son	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site further than 25m from a higher order settlement.	Constraints cannot be overcome.	0
99	Middleton	Blackborough End	C	Agricultural / Residential		Land at Fernhill Lodge, Wormegay Road	Clients of Mike Hastings	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site constrained due to proximity to settlement.	Site is too far from the defined settlement to be sustainable location for development. Constraint cannot be overcome.	0
320	Middleton	Blackborough End	C	Vacant Field		Land between Sandy Lane and Water Lane,	Mr P. Jackson	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site constrained due to proximity to settlement.	Site is too far from the defined settlement to be sustainable location for development. Constraint cannot be overcome.	0

Suitability Stage 2																						
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Slope	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
804	+	+	-	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site 804 is a greenfield garden site completely within the Lakenheath airfield safeguarding zone and partially outside built environment boundaries. There are no clear access routes for this site.	The Highway Authority would object if this site were included in the plan, may only be suitable if neighbouring property is demolished to achieve a suitable layout. Area of the site beyond the built environment boundaries requires comparative assessment if to be included in the Site Specific Allocations and Policies DPD.	0
863	+	-	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	-	Site 863 is a greenfield site outside the village built environment boundaries and completely within the conservation area. The land is a mix of grade 2 and 3 agricultural land. There are no clear access routes for this site.	The Highway Authority would object if this site were included in the plan.	1
924	+	-	+	+	-/+	+	+	+	-/+	-/+	+	+	-/+	+	+	+	+	+	+	Site 924 is a greenfield garden location outside built environment boundaries. Access is gained via track which would have a negative impact upon the setting of a graveyard, this would be to the detriment of the local amenity. There are a number of mature trees on site and signs of wildlife.	No the use and routing of the access would not be appropriate in this location. Prior to development an ecology survey may be required.	0
972	+	-	-	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	-	Site 972 is an edge of settlement frontage greenfield site completely within the Lakenheath airfield safeguarding zone. The land is grade 2 agricultural. Access could be made on to Hythe Road.	Yes there is residential development on the opposite side of Hythe Road, a sensitive design would be required.	1
978	+	-	-	+	-/+	+	+	+	-/+	+	+	+	+	+	+	+	-	+	-	Site 978 is a greenfield site outside the built environment boundaries, completely within the Lakenheath airfield safeguarding zone and the conservation area. The land is a mix of grade 2 and 3 agricultural land and has two rights of ways which meet across the site. There appears to be suitable habitat for biodiversity. Potentially access and visibility issues.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. Area of the site which is not in flood zones if developed/designed sensitively to consider the constraints may be suitable. The site is close to local services. Consult DEFRA regarding Agricultural Land Classification if chosen for allocation. If access and visibility issues can be overcome the Highway Authority would not object if this site were included in the plan. Prior to development an ecology survey may be required.	1
MET 01	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site MET 01 is a garden site completely within Lakenheath airfield safeguarding zone and partially within the conservation area. Subject to a safe access and safe visibility being achieved the Highway Authority would not object if this site were included in the plan. This site would be the Highway Authority's a preferred site for this settlement.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. May be suitable if designed sensitively to limit any impact upon the conservation area. Subject to a safe access and safe visibility being achieved the Highway Authority would not object if this site were included in the plan. This allocation would be the Highway Authorities preferred site for this settlement.	1
MET 18	+	+	-	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site MET 18 is a residential site within an estate with prefabricated buildings and is completely within Lakenheath airfield safeguarding zone. This site is slightly remote but an access could be made onto Herbert Drive.	Yes. Subject to a safe access being made the Highway Authority would not object if this site were included in the plan.	1
MET 19	+	+	-	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site MET 19 is a residential site within an estate with prefabricated buildings and is completely within Lakenheath airfield safeguarding zone. This site is slightly remote but an access could be made onto Herbert Drive.	Yes. Subject to a safe access being made the Highway Authority would not object if this site were included in the plan.	1
255																						0
933																						0
1059																						0
99																						0
320																						0

Site Ref	Availability			Achievability		Deliverable/Developable							Total	
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years		Notes
804		Site proposed for consideration by landowner therefore considered available.		1	M	L	0.3	0.3	24				Site not suitable on highways grounds	0
863	Housing	Site proposed for consideration by a developer therefore considered available.		1	M	L	0.5	0.5	24				Site not suitable on highways grounds	0
924	Housing, approx 30 dwellings	Site proposed for consideration by landowner therefore considered available.		1	M	L	0.7	0.6	24				Site not suitable	0
972	Housing, 12-16 dwellings	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	0.9	0.8	24			19	Site partially accepted	19
978	Housing, 60 dwellings	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	2.5	1.5	24			36	Site partially accepted	36
MET 01	Housing	Site proposed for consideration by landowner therefore considered available.		1	M	L	0.5	0.5	24		12		Site accepted	12
MET 18	Housing 0-5 years min 15 dwellings - 6-10 years max 32 dwellings	Site proposed for consideration by landowner therefore considered available.		1	M	L	0.4	0.4	24		10		Site accepted	10
MET 19	see met 18	Site proposed for consideration by landowner therefore considered available.		1	M	L	0.3	0.3	24		7		Site accepted	7
255	Housing, 2 dwellings													
933	Housing, 1 dwelling													0
1059	none stated													0
99	none stated													0
320	Residential													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 submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens											
562	Middleton	Blackborough End	C	Woodland		Land adjacent, Fernhill, off Wormegay Road,	Clients of Parsons & Whitley	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site further than 25m from a higher order settlement.	Constraints cannot be overcome.	0
775	Middleton	Blackborough End	C	Garden	G	Land West of Sandy Lane, Blackborough End	Mrs R Salmasi	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site constrained due to proximity to settlement.	Site is too far from the defined settlement to be sustainable location for development. Constraint cannot be overcome.	0
587	Middleton	Middleton	RV	Agricultural / Recreational	M	Land at School Road,	Clients of Distinct Designs Uk Ltd	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Part of site within 25m of settlement.	N/A	1	
31	Nordelph	Nordelph	SVAH	Residential		Land at Thorpe Terrace,	Property Services	-	-	-	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site further than 25m from a higher order settlement.	Constraints cannot be overcome.	0	
269	Nordelph	Nordelph	SVAH	Agricultural		Land opposite West Farm Wisbech Road	Clients of Strutt & Parker	-	+	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site constrained due to proximity to settlement. Site wholly constrained by tidal flood zone 2 and 3.	Constraints cannot be overcome.	0	
799	Nordelph	Nordelph	SVAH	Agricultural		West Side of TF 5600. 5672, Adjacent to Birchfield Road, Nordelph	Mr J. B. Anderson	-	-	-	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site constrained due to proximity to settlement. Site is at risk of fluvial flooding and is wholly within flood hazard zone.	Site fails the principles of a sequential approach to development outlined in PPS25. Constraints cannot be overcome.	0	
891	Nordelph	Nordelph	SVAH	Agricultural		Land to the East of Birchfield Road	Nordelph Parish Council	-	-	-	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site constrained due to proximity to settlement. Site is at risk of fluvial flooding and is wholly within flood hazard zone.	Site fails the principles of a sequential approach to development outlined in PPS25. Constraints cannot be overcome.	0	
892	Nordelph	Nordelph	SVAH	Agricultural		Land to the South-West of Coronation Avenue	Nordelph Parish Council	-	-	-	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site constrained due to proximity to settlement. Site is at risk of fluvial flooding and is wholly within flood hazard zone.	Site fails the principles of a sequential approach to development outlined in PPS25. Constraints cannot be overcome.	0	
930	Nordelph	Nordelph	SVAH	Agricultural	G	West side of TF 5600.5672 adjacent to Birchfield Road,	John W & Mrs Linda J. Balls	-	-	-	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site constrained due to proximity to settlement. Site is at risk of fluvial flooding and is wholly within flood hazard zone.	Site fails the principles of a sequential approach to development outlined in PPS25. Constraints cannot be overcome.	0	
283	Northwold	Northwold	KRSC	Agricultural	B	Glebe Land at Northwold	Clients of Grounds & Co	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site is further than 25m from existing settlement boundary.	Yes if settlement boundary adjusted as site borders built environment.	1		
537	Northwold	Northwold	KRSC	Agricultural	G	Land south of Little London Road,	Clients of Brown & Co	-	+	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site is further than 25m from existing settlement boundary. Site is at risk of tidal flooding.	Constraints cannot be overcome.	0	

Suitability Stage 2																						
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Shape	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
562																						0
775																						0
587	-/+	-	-	+	-/+	-/+	+	-/+	+	-/+	+	+	-/+	-	+	+	+	+	-	<p>Site 587 is a large greenfield site (agricultural grade 3) completely within Lakenheath airfield safeguarding zone. The southern area of the is constrained by a high pressure gas pipeline buffer zone, and has a community use including hall and playground. There are a number of TPO trees along the west boundary. Access is constrained in the north because any access would be directly on to the A47. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network.</p>	<p>Site requires comparative assessment in the Site Specific Allocations and Policies DPD. Site may be suitable depending on HSE comments relating to the gas pipeline and whether higher grade agricultural land is deemed suitable. Norfolk CC highways did not comment on individual sites in rural villages so the issue relating to access on to the A47 would need to be discussed prior to allocation. The core strategy identifies sustaining existing services in rural villages as a priority, therefore if allocation is required in this settlement the unconstrained area maybe suitable for some small-scale infilling or affordable housing. If allocation is suitable reduced site area would be appropriate in a rural village.</p>	1
31																						0
269																						0
799																						0
891																						0
892																						0
930																						0
283	+	+	-	+	-	+	+	+	-/+	-/+	+	+	+	+	+	+	-/+	+	-	<p>Site 283 is a greenfield site (agricultural grade 3) outside the built environment boundaries and completely within the Marham airfield safeguarding zone. The site is edge of settlement and detached from the remainder of the settlement with only link to the rear of existing residential development. A right of way exists on the sites west boundary. There appears to be suitable habitat for biodiversity. The Highway Authority would object if this site were included in the plan as following a desk based exercise safe access from this site was considered difficult.</p>	<p>No the site feels to detached from the remainder of the settlement. Development would have a negative impact upon the character of the settlement. Prior to development an ecology survey may be required.</p>	0
537																						0

Site Ref	Availability			Achievability		Deliverable/Developable							Total	
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years		Notes
562	none stated													0
775	Housing, 5-10 dwellings, flexible													0
587	New Village Hall, Retail Units, pre-school nursery, doctors surgery, Bus Stop, Sustainable Residential use.	Site proposed for consideration by landowner through an Agent therefore considered available.		1 M	L		6.4	0.4	24			9	Site partially accepted	9
31	Residential													0
269														0
799														0
891														0
892														0
930	Housing, approx 8 dwellings													0
283		Site proposed for consideration by landowner through an Agent therefore considered available.		1 M	L		3.8	1.5	24				Site not suitable.	0
537	Housing, up to approx 100 conventional/affordable homes													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 submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens					
538	Northwold	Northwold	KRSC	Agricultural & Woodland	G	Land between West End and Thetford Road,	Clients of Brown & Co	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Part of site within 25m of settlement.	N/A	1
864	Northwold	Northwold	KRSC	Orchard and Grassland	G	Land to the South East of 14 Thetford Road	Mr D. H. Muir	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site is further than 25m from existing settlement boundary.	Constraints cannot be overcome.	0
889	Northwold	Northwold	KRSC	Vacant. Previously builders storage & pony paddock	G	Land at 2 & 8 High Street	Mr & Mrs Cookson	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Entire site within settlement boundary.	N/A	1
1072	Northwold	Northwold	RV	Orchard and Grassland	B	Land at Pooley Farm, Thetford Road	Mr D. H. Muir	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site is further than 25m from existing settlement boundary.	Constraints cannot be overcome.	0
125	Northwold	Whittington	SVAH			Land at Whittington	Clients of Maxey & Son	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development.	No	0
495	Northwold	Whittington	SVAH			Ashlee Land at Methwold Road	Clients of Ian J M Cable	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development.	No	0
648	Northwold	Whittington	SVAH			Land between Northwold and Methwold Roads	Mr Tony White	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development.	No	0
800	Northwold	Whittington	SVAH	Grassland	G	Land at Whittington Garage, Whittington	Mick Peake Motors Ltd	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for residential development, retail may be suitable.	Yes for highway service station as proposed.	0
1019	Northwold	Whittington	SVAH	Agricultural		Land opposite Meadow Farm, Whittington	Mr A. B. Gilmour	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site further than 25m from higher order settlement.	Constraints cannot be overcome.	0
85	Outwell	Outwell	SAKLO TMT	Agricultural	G	Land between 379 and 385 Wisbech Road	Clients of Maxey & Son	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified constraints. Part of site within 25m of settlement.	N/A	1
104	Outwell	Outwell	KRSC	Agricultural	G	Two pieces of Land off Robbs Chase	Clients of Barry L Hawkins	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints.	N/A	1
129	Outwell	Outwell	KRSC	Agricultural		Land off Church Drove	Clients of Neville Turner	+				+	+	+	+	+	+	+	+	+	+	+	+	Site constrained by fluvial flood zones 2 and 3. Sliver of site within hazard zone.	Site fails the principles of a sequential approach to development outlined in PPS25. Constraints cannot be overcome.	0
130	Outwell	Outwell	KRSC	Agricultural / Business		Land at Outwell Basin,	Clients of Neville Turner	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site is further than 25m from existing settlement boundary.	Constraints cannot be overcome.	0

Suitability Stage 2																						
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Shape	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution / contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
538	+	-	-	+	-/+	+	+	-/+	+	+	+	+	+	+	-	+	+	+	-	Site 538 is a greenfield site (agricultural grade 3) outside the built environment boundaries, completely within the Marham airfield safeguarding area, a possible waste disposal site and adjacent to the conservation area. There is a group of TPO's. The Highway Authority would object if this site were included in the plan following a desk based exercise they considered the site remote from the settlement.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. May be suitable if development avoids the protected trees and is sensitively designed to enhance or preserve the character of the conservation area and within the requirements for development in the Marham airfield safeguarding area. Following a site visit to assess the site Officers feel further discussion with the Highways Authority would be required if allocated.	1
864																						0
889	+	-	-	+	-/+	+	+	+	-/+	+	+	+	+	+	+	+	+	+	-	Site 889 is a greenfield site completely within the Marham airfield safeguarding area and the conservation area. It is grade 3 agricultural land. There appears to be suitable habitat for biodiversity. The Highway Authority would object if this site were included in the plan as following a desk based exercise safe access from this site was considered difficult.	Yes if sensitively designed to enhance or preserve the character of the conservation area and within the requirements for development in the Marham airfield safeguarding area. Consult with DEFRA if allocating regarding Agricultural Land Classification. Prior to development an ecology survey may be required. Following a site visit to assess the access Officers feel further discussion with the Highways Authority would be required if allocated.	1
1072																						0
125																						0
495																						0
648																						0
800																						0
1019																						0
85	+	-	+	+	-	+	+	+	+	+	+	-	+	+	-	+	+	+	-	Site 85 is a greenfield location outside the built environment boundaries and grade 1 agricultural land. Completely within a possible waste disposal area. Highway concerns relating to access on bend and near roundabout. Distance to services too far for walking. Development of anything more than the frontage would have a detrimental impact upon the form and character of the surroundings.	The Highway Authority would object if this site were included in the plan as the site is remote from the settlement. Reluctant to allocate on grade 1 land.	0
104	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	-	Site 104 is a greenfield location outside the built environment boundaries and grade 1 agricultural land. Subject to a safe access being made the Highway Authority would not object if this site were included in the plan.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. Reluctant to allocate on grade 1 land. Consult DEFRA regarding Agricultural Land Classification.	1
129																						0
130																						0

Site Ref	Availability			Achievability		Deliverable/Developable							Total	
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years		Notes
538	Housing, Approx 30 primarily conventional, possibly affordable	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	2.2	1.5	24			36	Site partially accepted	36
864	Housing, approx 5 dwellings													0
889	Housing	Site proposed for consideration by landowner therefore considered available.		1	M	L	0.5	0.5	24			12	Site accepted	12
1072	Housing, approx 5 dwellings													0
125														0
495														0
648														0
800	Retail													0
1019														0
85		Site proposed for consideration by landowner and through two Agents (site ref's: 802, 727, 85) therefore considered available.		1	M	L	0.7	0.6	24				Site not suitable on highways grounds	0
104	Affordable Housing	Site proposed for consideration by landowner and through two Agents (site ref's: 1085, 434 & 104) therefore considered available.		1	M	L	6.1	1.5	24				Figure already counted see site 1085	0
129	Residential													0
130														0

Site Ref	Basic site information							Suitability Stage 1														summary of constraints	Can constraints be overcome	Accept/reject			
	Parish	Town/Village	OS2 Designation	Current or last known land use	Brownfield/Greenfield	Site Description	Site submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens						
131	Outwell	Outwell	KRSC	Agricultural		Site adjacent to Sandy Lodge Langhorns Lane	Clients of Neville Turner	-	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site is further than 25m from existing settlement boundary. Site is at risk of fluvial flooding.	Constraints cannot be overcome.	0
137	Outwell	Outwell	KRSC	Agricultural	G	Land Back Lane/Basin Road	Mrs S J Clow	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified constraints.	N/A	1
149	Outwell	Outwell	KRSC	Residential		Land adjacent 52 Downham Road,		+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by fluvial flood zone 2 and 3.	Site fails the principles of a sequential approach to development outlined in PPS25. Constraints cannot be overcome.	0
234	Outwell	Outwell	KRSC	Agricultural		Land fronting Langhorns Lane,	Clients of Grahame Seaton	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by fluvial flood zone 2 and 3.	Site fails the principles of a sequential approach to development outlined in PPS25. Constraints cannot be overcome.	0
236	Outwell	Outwell	KRSC	Agricultural	G	Land at Wisbech Road,	Clients of Grahame Seaton	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Part of site within 25m of settlement.	N/A	1
244	Outwell	Outwell	KRSC	Car breakers yard	B	Land East of 10 Wisbech Road	Clients of Grahame Seaton	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Part of site within 25m of settlement.	N/A	1
325	Outwell	Outwell	KRSC	Horticulture / Agriculture	G	Land located between Swanfield Terrace and Drayton Lodge (Bevian), Church Drove	Mr R & T Secker	+	-	-	+	+	-	+	+	+	+	+	+	+	+	+	+	+	Site is at risk of fluvial flooding and is wholly within flood hazard zone.	Site fails the principles of a sequential approach to development outlined in PPS25. Constraints cannot be overcome.	0
332	Outwell	Outwell	KRSC	Agricultural	G	Orchard Barn, Cottons Head,	Mr Andrew R. Bearman	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Part of site within 25m of settlement.	N/A	1
369	Outwell	Outwell	KRSC	Agricultural		Land off Church Drove,	Mr Peter Cutting	+	-	-	+	+	-/+	+	+	+	+	+	+	+	+	+	+	+	Site is at risk of fluvial flooding and is partially within flood hazard zone.	Site fails the principles of a sequential approach to development outlined in PPS25. Constraints cannot be overcome.	0
387	Outwell	Outwell	KRSC	Agricultural		Land between Well Creek Road and Church Drove,	Clients of Peter Humphrey Associates Ltd	+	-	-	+	+	-/+	+	+	+	+	+	+	+	+	+	+	+	Site is at risk of fluvial flooding and is partially within flood hazard zone.	Site fails the principles of a sequential approach to development outlined in PPS25. Constraints cannot be overcome.	0
394	Outwell	Outwell	KRSC	open land /agricultural	G	Land at Hall Road,	Clients of Peter Humphrey Associates Ltd	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site is further than 25m from existing settlement boundary.	Constraints cannot be overcome.	0
395	Outwell	Outwell	KRSC	agricultural land with buildings upon it.	M	Land at Creek Road,	Clients of Peter Humphrey Associates Ltd	+	-	-	+	+	-/+	+	+	+	+	+	+	+	+	+	+	+	Site is at risk of fluvial flooding and is partially within flood hazard zone.	Site fails the principles of a sequential approach to development outlined in PPS25. Constraints cannot be overcome.	0
414	Outwell	Outwell	KRSC	open land /agricultural	G	Land at Hall Road,	Clients of Peter Humphrey Associates Ltd	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Site within 25m of settlement.	N/A	1

Suitability Stage 2																						
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Shape	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
131																						0
137	+	-	+	+	-	+	+	+	-/+	-/+	+	-	+	+	-	+	+	+	-	Site 137 is a greenfield location outside the built environment boundaries and grade 1 agricultural land. Completely within a possible waste disposal area. Distance to services too far for walking. The Highway Authority would object if this site were included in the plan as the site is remote from the settlement. There are mature hedgerows present which appear to be suitable habitat for biodiversity. The edge of settlement nature of the site would impact upon the landscape.	Site is unacceptable in highway terms due to distance from services.	0
149																						0
234																						0
236	+	-	+	+	-/+	+	+	+	+	+	+	-	+	+	+	+	+	+	-	Site 236 is a greenfield location outside the built environment boundaries, grade 1 agricultural land and completely within a possible waste disposal area. Poor visibility at access.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. Reluctant to allocate on grade 1 land, consult DEFRA regarding Agricultural Land Classification if chosen for allocation. Subject to a safe access being made the Highway Authority would not object if this site were included in the plan.	1
244	+	+	+	+	-/+	+	+	+	+	+	+	-	+	+	+	+	+	-	+	Site 244 is a brownfield site outside the built environment boundaries and completely within a possible waste disposal area. Possible visibility issues at the access.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. Subject to a safe access being made the Highway Authority would not object if this site were included in the plan. The Council is seeking to retain employment land unless the loss satisfies the parameters set out in CS policy CS10.	1
325																						0
332	+	-	+	+	-	+	+	+	-/+	+	+	+	+	+	-	+	+	+	-	Site 332 is a greenfield location outside the built environment boundaries and grade 1 agricultural land with poor access to services.	The Highways Authority has not commented on this site but Officers feel that the site is to remote from the services in the settlement.	0
369																						0
387																						0
394																						0
395																						0
414	+	-	+	+	-	+	+	+	+	+	+	-	+	+	-/+	+	+	+	-	Site 414 is a greenfield site outside the built environment boundaries grade 1 agricultural currently used as a nursery. Distance to services may be to far for walking. The site is completely within a possible waste disposal area. The Highway Authority would object if this site were included in the plan as the site is remote from the settlement.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. Reluctant to allocate on grade 1 land. Consult DEFRA regarding Agricultural Land Classification. Further discussion with the Highways Authority would be required if allocated.	1



Site Ref	Availability			Achievability		Deliverable/Developable							Total	
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years		Notes
131														0
137		Site proposed for consideration by landowner therefore considered available.		1	M	L	1.4	1.3	24				Site not suitable on highways grounds	0
149														0
234	Residential													0
236	Residential	Site proposed for consideration by landowner through an agent and Outwell Parish Council (site ref's 961 & 236) therefore considered available.		1	M	L	0.2	0.2	24		5		Site accepted	5
244	none stated	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	M	0.5	0.5	24		12		Site accepted	12
325	Housing, 10-20 affordable units													0
332	none stated	Site proposed for consideration by landowner therefore considered available.		1	M	L	0.2	0.2	24				Site not suitable on highways grounds	0
369	Residential													0
387	Residential													0
394	Housing													0
395	Housing													0
414	Housing	Site proposed for consideration by Outwell Parish Council and the landowner and through two Agents (site ref's: 414, 526 & 1082) therefore considered available.		1	M	M	0.6	0.5	24		12			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 submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens							
416	Outwell	Outwell	KRSC	open land paddock / agricultural land associated with the former equestrian centre.	G	Land at rear of Mill Lane / Rectory Lane,	Clients of Peter Humphrey Associates Ltd	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site is further than 25m from existing settlement boundary.	Constraints cannot be overcome.	0
434	Outwell	Outwell	KRSC	open agricultural land	G	Land r/o Isle Bridge Road	Clients of Peter Humphrey Associates Ltd	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Site within 25m of settlement.	Part of site potentially suitable.	1
473	Outwell	Outwell	KRSC	Residential	B	Beaupre Lodge, Beaupre Avenue,	Clients of Ian H Bix & Associates	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Site within 25m of settlement.	N/A	1
523	Outwell	Outwell	KRSC	Agricultural		Land west of Isle Road,	Clients of Grahame Seaton	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site is further than 25m from existing settlement boundary.	Constraints cannot be overcome.	0
526	Outwell	Outwell	KRSC	Storage/Chicken Farm	B	Golding's Nurseries on land at Hall Road,	Clients of A S Campbell Associates	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Site within 25m of settlement.	N/A	1
530	Outwell	Outwell	KRSC	Agricultural	G	Land off Hall Road,	Clients of Brown & Co	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Site within 25m of settlement.	N/A	1
600	Outwell	Outwell	KRSC	Agricultural		Land at Church Drove,	Mr Jonathan Barrett	+			+	+				+	+	+	+	+	+	+	+	+	+	Site is at risk of fluvial flooding and is wholly within flood hazard zone.	Site fails the principles of a sequential approach to development outlined in PPS25. Constraints cannot be overcome.	0
630	Outwell	Outwell	KRSC	Agricultural		Land at Town Street	Mr Bruce Smith	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site is further than 25m from existing settlement boundary.	Constraints cannot be overcome.	0
711	Outwell	Outwell	KRSC	Agricultural		Land at Langhorns Lane	Mr D. J. Boyce (Outwell) Ltd	-	-	-	+	+				+	+	+	+	+	+	+	+	+	+	Sites are further than 25m from existing settlement boundary. Sites are at risk of fluvial flooding and one is wholly within flood hazard zone.	Constraints cannot be overcome.	0
724	Outwell	Outwell	KRSC	Agricultural		Land at Downham Road	Mr D. J. Boyce (Outwell) Ltd	-	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site is further than 25m from existing settlement boundary. Site is at risk of fluvial flooding.	Constraints cannot be overcome.	0
727	Outwell	Outwell	KRSC	Agricultural	G	Land between 379 and 385 Wisbech road,	Mr R I Laurence	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Very small part of site within 25m of settlement.	N/A	1

Suitability Stage 2																						
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Shape	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
416																						0
434	+	-	+	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	-	Site 434 is a greenfield location outside the built environment boundaries and grade 1 agricultural land. Subject to a safe access being made the Highway Authority would not object if this site were included in the plan.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. Reluctant to allocate on grade 1 land. Consult DEFRA regarding Agricultural Land Classification.	1
473	+	+	+	+	-	+	+	+	+	+	+	-/+	+	+	-	+	+	+	+	Site 473 is currently in residential use outside the built environment boundaries and partially within a possible waste disposal area. Access is gained via a long private drive which appears unsuitable, however the property is at the end of Beaupre Ave (Cul de Sac) which may be suitable. Distance to services too far for walking.	The Highways Authority have not commented on this site but Officers feel that the access shown on the submission is not suitable.	0
523																						0
526	+	+	+	+	+	+	+	+	+	+	+	-	+	+	-/+	+	+	-	+	Site 526 is a brownfield site outside the built environment boundaries currently used as a nursery and completely within a possible waste disposal area. Distance to services too far for walking. The Highway Authority would object if this site were included in the plan as the site is remote from the settlement.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The Council is seeking to retain employment land unless the loss satisfies the parameters set out in CS policy CS10. Further discussion with the Highways Authority would be required if allocated.	1
530	+	-	+	+	-/+	+	+	+	+	-/+	+	-	+	+	-/+	+	+	+	-	Site 530 is a greenfield location outside the built environment boundaries, almost completely within a possible waste disposal area and is grade 1 agricultural land. The Highway Authority would object if this site were included in the plan as the site is remote from the settlement. Edge of settlement nature of the site would result in impact upon the landscape, there are a number of trees along the frontage.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. Further discussion with the Highways Authority would be required if allocated. Reluctant to allocate on grade 1 land, consult DEFRA regarding Agricultural Land Classification if chosen for allocation.	1
600																						0
630																						0
711																						0
724																						0
727	+	-	+	+	-	+	+	+	+	+	+	-	+	+	-/+	+	+	+	-	Site 727 is a greenfield location outside the built environment boundaries and grade 1 agricultural land. Completely within a possible waste disposal area. Highway concerns relating to access on bend and near roundabout. Distance to services too far for walking. Development of anything more than the frontage would have a detrimental impact upon the form and character of the surroundings.	The Highway Authority would object if this site were included in the plan as the site is remote from the settlement. Reluctant to allocate on grade 1 land.	1

Site Ref	Availability				Achievability		Deliverable/Developable							
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years	Notes	Total
416	Housing													0
434	Housing	Site proposed for consideration by landowner and through two Agents (site ref's: 1085, 434 & 104) therefore considered available.		1	M	L	6.1	1.5	24				Figure already counted see site 1085	0
473	Residential 16-20 dwellings	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	1.2	1.1	24				Site not suitable on highways grounds	0
523	none stated													0
526	Residential up to 40 units	Site proposed for consideration by Outwell Parish Council and the landowner and through two Agents (site ref's: 414, 526 & 1082) therefore considered available.		1	M	M	0.6	0.5	24				Figure already counted see site 414	0
530		Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	1.8	1.5	24		36		Site partially accepted	36
600	none stated													0
630	Residential 60 homes													0
711	none stated													0
724														0
727	none stated	Site proposed for consideration by landowner and through two Agents (site ref's: 802, 727, 85) therefore considered available.		1	M	L	0.7	0.6	24				Site not suitable on highways grounds	0



Suitability Stage 2																						
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Shape	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
728																						0
802	+	-	+	+	-	+	+	+	+	+	+	-	+	+	-	+	+	+	-	Site 802 is a greenfield location outside the built environment boundaries and grade 1 agricultural land. Completely within a possible waste disposal area. Highway concerns relating to access on bend and near roundabout. Distance to services too far for walking. Development of anything more than the frontage would have a detrimental impact upon the form and character of the surroundings.	The Highway Authority would object if this site were included in the plan as the site is remote from the settlement. Reluctant to allocate on grade 1 land.	0
927																						0
932																						0
956	+	+	+	+	-	+	+	+	+	+	+	-/+	-/+	-	+	+	+	+	-/+	Site 956 is currently being used as a sports pitch allocation would result in a loss of community land, the site is partially within a possible waste disposal area.	No. The Council will only support proposals that protect, retain or enhance sports, leisure and recreation facilities as set out in policy CS13 of the emerging core strategy. The Highway Authority would object if this site were included in the plan as "It would not be appropriate for this allocation to access onto the principle road."	0
957	+	-	+	+	-/+	+	+	+	+	-/+	+	-	-/+	+	+	+	+	+	-	Site 802 is a greenfield location, completely within a possible waste disposal area and grade 1 agricultural land. Appears potential for amenity issues with access on private drive between existing dwellings.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. Reluctant to allocate on grade 1 land. Subject to a safe access being made the Highway Authority would not object if this site were included in the plan. Consult DEFRA regarding agricultural land classification.	1
958																						0
959																						0
960	+	-	+	+	-	+	+	+	-/+	-/+	+	-	+	+	-	+	+	+	-	Site 960 is a greenfield location outside the built environment boundaries and grade 1 agricultural land. Completely within a possible waste disposal area. Distance to services too far for walking. The Highway Authority would object if this site were included in the plan as the site is remote from the settlement. Mature hedgerows ecology report would be required. The edge of settlement nature of the site would impact upon the landscape. There appears to be suitable habitat for biodiversity.	Site is unacceptable in highway terms due to its proximity to the services.	0
961	+	-	+	+	-/+	+	+	+	+	+	+	-	+	+	+	+	+	+	-	Site 961 is a mix of greenfield and brownfield outside the built environment boundaries, grade 1 agricultural land and completely within a possible waste disposal area. Poor visibility at access.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. Brownfield area may be suitable. Consult with DEFRA if allocating regarding agricultural land classification. Subject to a safe access being made the Highway Authority would not object if this site were included in the plan.	1
1073																						0

Site Ref	Availability			Achievability		Deliverable/Developable							Total	
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years		Notes
728	Residential													0
802	Housing, Approx 30 dwellings	Site proposed for consideration by landowner and through two Agents (site refs: 802, 727, 85) therefore considered available.		1	M	L	0.7	0.6	24				Site not suitable on highways grounds	0
927	Housing, 2 dwellings													0
932														0
956		Site proposed for consideration by Outwell Parish Council and not the landowner therefore considered unavailable. Constraint could be overcome if the landowner comes forward to demonstrate availability.		0	M	L	2.8	1.5	24				Site considered unavailable	0
957		Site proposed for consideration by Outwell Parish Council and not the landowner therefore considered unavailable. Constraint could be overcome if the landowner comes forward to demonstrate availability.		0	M	L	0.6	0.5	24				Site considered unavailable	0
958														0
959														0
960		Site proposed for consideration by landowner and the Outwell Parish Council considered available see site ref:137.		1	M	L	0.2	0.2	24				Site not suitable on highways grounds	0
961		Site proposed for consideration by landowner through an agent and Outwell Parish Council (site refs 961 & 236) therefore considered available.		1	M	L	0.3	0.3	24				Figure already counted see site 236	0
1073	Housing, approx 6 dwellings													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 submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens										
1082	Outwell	Outwell	KRSC	Industrial / Agricultural	B	Land adjacent to Magnolia Lodge, Hall Road		-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site is further than 25m from existing settlement boundary.	May be considered alongside site 526 or 414.	1
1085	Outwell	Outwell	KRSC	Agricultural	G	Land surrounding Islebridge Road, Outwell	Mr James Brighty	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Site within 25m of settlement.	Part of site potentially suitable.	1
1086	Outwell	Outwell	KRSC	Agricultural		Land at Cottons Head, Outwell	Mr James Brighty	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site is further than 25m from existing settlement of Upwell and Outwell. Site is too far from services in the main settlement to be considered sustainable for development.	Constraints cannot be overcome.	0
OUT 13	Outwell	Outwell	KRSC		B	Wisbech Road	John Wake, Bloom & Wake Ltd	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	
380	Outwell	Outwell	KRSC	open land paddock / agricultural land associated with the former equestrian centre.	G	Land to the rear of Pious Drove	Clients of Peter Humphrey Associates Ltd	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
97	Pentney	Pentney	SVAH	Agricultural		Land at Harvestile Farm west of 21 Narborough Road	Clients of Mike Hastings	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development.	No	0
403	Pentney	Pentney	SVAH	Agricultural Paddock associated with adjacent Horse sale and stabling business.		Land at Church Road	Clients of Peter Humphrey Associates Ltd	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development.	No	0
413	Pentney	Pentney	SVAH		G	Land adjacent to Church Farm, Back Road,	Clients of Peter Humphrey Associates Ltd	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development.	No	0
633	Pentney	Pentney	SVAH	Agricultural		Land south of Church Close,		-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development.	No	0



Suitability Stage 2																						
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Slope	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
1082	+	+	+	+	-	+	+	+	+	+	+	-	+	+	-/+	+	+	+	+	Site 1082 is a brownfield site outside the built environment boundaries currently used as a nursery. Distance to services may be too far for walking. The site is completely within a possible waste disposal area. The Highway Authority would object if this site were included in the plan as the site is remote from the settlement.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. Further discussion with the Highways Authority would be required if allocated.	1
1085	+	-	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	-	Site 1085 is a greenfield location outside the built environment boundaries and grade 1 agricultural land. Subject to a safe access being made the Highway Authority would not object if this site were included in the plan.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. Reluctant to allocate on grade 1 land. Consult DEFRA regarding Agricultural Land Classification.	1
1086																						0
OUT 13	+	+	+	+	-	+	+	+	+	+	+	-	+	+	-	+	+	-	+	Site OUT 13 is a brownfield garage site partially outside the built environment boundaries. Redevelopment of this site would result in closure of the shop and petrol station which would negatively impact upon the services in this area. There is an obvious contamination issue with developing the site and the site is completely within a possible waste disposal area. The Highway Authority would object if this site were included in the plan as the site is remote from the settlement.	Site area beyond the built environment boundaries requires comparative assessment in the Site Specific Allocations and Policies DPD. The Council is seeking to retain employment land unless the loss satisfies the parameters set out in CS policy CS10. Further discussion with the Highways Authority would be required if allocated.	0
380	+	-	+	+	-/+	+	+	+	-/+	-	+	+	+	+	-/+	+	+	+	-	Site 380 is a greenfield location outside the built environment boundaries and grade 1 agricultural land. An attractive piece of land which adds something to the open character of the setting.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. Reluctant to allocate on grade 1 land if deemed most suitable site in the settlement would require consultation with DEFRA prior to allocation. Await comments from Norfolk CC Highways Officer.	1
97																						0
403																						0
413																						0
633																						0

Site Ref	Availability			Achievability		Deliverable/Developable							Notes	Total
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years		
1082		Site proposed for consideration by Outwell Parish Council and the landowner and through two Agents (site ref's: 414, 526 & 1082) therefore considered available.		1	M	M	0.2	0.2	24				Figure already counted see site 414	0
1085		Site proposed for consideration by landowner and through two Agents (site ref's: 1085,434 & 104) therefore considered available.		1	M	L	16.4	1.5	24		36		Site partially accepted	36
1086														0
OUT 13	Housing/mixed use	Site proposed for consideration by landowner therefore considered available.		1	M	M	0.3	0.3	24				Site not suitable on highways grounds	0
380	Housing	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	0.3	0.3	24	7			Site accepted	7
97	Residential													0
403	Residential													0
413	Residential													0
633	Residential													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 submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument				Historic Parks and gardens			
1138	Pentney	Pentney	SVAH	Agricultural		Land either side of Narbrough Road, Pentney	Sustainable Village Enterprise & Sustainable Village Housing	-	-/+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Partially within fluvial flood zones 2 & 3	No only small part of the site outside flood zones	0
318	Runton Holme	Runton Holme	RV	Woodland / Vacant Field	G	Land at Runton Holme House, Downham Road	Mrs A.M. Murray	+			+	+	+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 & 3 fluvial.	Yes. Unconstrained area may be suitable.	1	
512	Runton Holme	Runton Holme	RV	Agricultural	G	Land at School Road,	Clients of Ian J M Cable	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	
796	Runton Holme	Runton Holme	RV	Garden	G	19 Thorpeland Lane, Runton Holme	Mr & Mrs M. C. Dack	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	
544	Runton Holme.	Runton Holme	RV	Agricultural	G	3 parcels of Land Common Rd. & School Rd.	Clients of Brown & Co	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	
1011	Shouldam	Shouldam	RV	Unused, wet rough pasture	G	Rear of Labyrinth, Westgate Street, (PE33 OBN)	Client of Embleton Associates Ltd	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	

Suitability Stage 2																						
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Shape	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution / contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
1138																						0
319	-/+	-	-	+	-/+	+	+	-/+	-/+	-/+	+	+	+	+	-/+	+	+	+	-	Site 319 is a large garden and meadow site (grade 3) outside the built environment boundaries, completely within the Marham airfield safeguarding area with numerous TPO's. Edge of settlement with poor access to services. Good design would be required to limit any impact upon neighbouring properties. The access road would not be appropriate for large scale development. There appears to be suitable habitat for biodiversity. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The core strategy identifies sustaining existing services in rural villages as a priority, therefore if allocation is required in this settlement the constraints could be overcome and this site may be suitable for some small-scale infilling or affordable housing. If appropriate site area should be reduced. If allocating consultation with DEFRA would be required. Any design would have to consider TPO's. Further discussion with the Highways Authority would be required prior to allocation. Prior to development an ecology survey may be required.	1
512	-/+	-	-	+	-/+	+	+	+	-/+	-/+	+	+	+	+	-/+	+	+	+	-	Site 512 is a large greenfield site outside the built environment boundaries, completely within the Marham airfield safeguarding area and grade 2 agricultural land. The land would be to large for allocation in this settlement, only part of the site may be suitable is on road frontage but this would result in ribbon development and a negative impact upon landscape and townscape. Poor access to services in this settlement. There appears to be suitable habitat for biodiversity. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The core strategy identifies sustaining existing services in rural villages as a priority, therefore if allocation is required in this settlement the constraints could be overcome and this site may be suitable for some small-scale infilling or affordable housing. If appropriate site area should be reduced. If allocating consultation with DEFRA would be required. Prior to development an ecology survey may be required. Further discussion with the Highways Authority would be required prior to allocation.	1
796	+	+	-	+	-/+	+	+	+	+	+	+	+	-/+	+	-	+	+	+	+	Site 796 is a small garden site outside the built environment boundaries, completely within the Marham airfield safeguarding area. The shape would result in a dwelling behind an existing dwelling with only a small access which would impact upon amenity. Poor access to services.	The shape and nature of this site does not lend itself to development there are access issues with the site.	0
544	+	-	-	+	-/+	+	+	+	-/+	+	+	+	+	+	-/+	+	+	+	-	Site 544 is a greenfield frontage site outside the built environment boundaries, grade 3 agricultural, with poor access to services, completely within the Marham airfield safeguarding area. There appears to be suitable habitat for biodiversity. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The core strategy identifies sustaining existing services in rural villages as a priority, therefore if allocation is required in this settlement the constraints could be overcome and this site may be suitable for some small-scale infilling or affordable housing. Prior to development an ecology survey may be required. Further discussion with the Highways Authority would be required prior to allocation.	1
1011	+	-	-	+	-/+	+	+	+	-/+	+	+	+	+	+	-/+	+	+	+	+	Site 1011 is a greenfield site outside the built environment boundaries, grade 4 agricultural, completely within the Marham airfield safeguarding area. The site is currently overgrown and has a number of trees and an hedgerow which appears to be suitable habitat for biodiversity. The access proposed via Westgate Street does not appear suitable, it would be more appropriate to access the site via Rye's Close. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The site in main is suitable although further discussion with the Highways Authority would be required prior to allocation. Prior to development an ecology survey may be required.	1

Site Ref	Availability			Achievability		Deliverable/Developable							Total	
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years		Notes
1138														0
319		Site proposed for consideration by landowner through an Agent therefore considered available.		1 M	L		2.8	0.4	24		9		Site partially accepted	9
512		Site proposed for consideration by landowner therefore considered available.		1 M	L		3	0.4	24		9		Site partially accepted	9
796	Housing, One Bungalow	Site proposed for consideration by landowner therefore considered available.		0 M	L		0.1	0.1	24				Site not suitable	0
544		Site proposed for consideration by landowner through an Agent therefore considered available.		1 M	L		0.9	0.4	24		9		Site partially accepted	9
1011	Housing, 8 minimum / Employment / Retail / Community & Health	Site proposed for consideration by landowner through an Agent therefore considered available.		1 M	L		0.5	0.4	24		9		Site partially accepted	9

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 submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens						
323	Shouldham	Shouldham	RV	Agricultural	G	Land adjacent to the Hall Fairstead Drove	Mr J. W. Engledow	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
470	Shouldham	Shouldham	RV	Agricultural	G	Land south of 1 New Road (Inset map 83 O.S. grid ref. 675091).	Clients of Adrian Parker Planning	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
616	Shouldham	Shouldham	RV	Agricultural	G	Land off Westgate Street.	Clients of Suiters Limited	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
946	Shouldham	Shouldham	RV	Vacant Field	G	Land to the West of 5 Eastgate Street	Client of Peter Humphrey Associates	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
311	Shouldham Thorpe	Shouldham Thorpe	SVAH	Agricultural		Land at Shouldham Road next to the bungalow known as St. Douglas.	Mr G M Hall	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development.	No	0
497	Shouldham Thorpe	Shouldham Thorpe	SVAH	Vacant Field		Land at Shouldham Thorpe	Clients of Ian J M Cable	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development.	No	0
1042	Shouldham Thorpe	Shouldham Thorpe	SVAH	Agricultural		St Douglas, Shouldham Road, Shouldham Thorpe, (PE33 0EF)	Mr David Batterham	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development.	No	0

Suitability Stage 2																						
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Slope	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution / contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
323	+	-	-	+	-/+	+	+	+	-/+	-/+	+	+	+	+	-/+	+	-/+	+	+	Site 323 is a small greenfield paddock site outside the built environment boundaries, agricultural grade 4 completely within the Marham airfield safeguarding area and has a right of way present along one frontage boundary. The edge of settlement nature would have a negative impact upon the local landscape. There is a mature hedgerow which appears to be suitable habitat for biodiversity. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The core strategy identifies sustaining existing services in rural villages as a priority, therefore if allocation is required in this settlement the constraints could be overcome and this site may be suitable for some small-scale infilling or affordable housing. Any development would need to be sensitive to the form and character of the settlement. Further discussion with the Highways Authority would be required prior to allocation. Prior to development an ecology survey may be required.	1
470	-/+	-	-	+	-/+	+	+	+	-/+	-/+	+	+	+	+	+	+	-	+	+	Site 470 is a large greenfield site outside the built environment boundaries, agricultural grade 4 completely within the Marham airfield safeguarding area and has a right of way present across the site. Development of the site would negatively impact upon the village scene and general character of the area. To large for allocation of the entire site, so a reduced size may be appropriate. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The core strategy identifies sustaining existing services in rural villages as a priority, therefore if allocation is required in this settlement the constraints could be overcome and this site may be suitable for some small-scale infilling or affordable housing. Any development would need to be sensitive to the form and character of the settlement. Further discussion with the Highways Authority would be required prior to allocation.	1
616	-/+	-	-	+	-/+	+	+	+	+	-/+	+	+	-/+	+	+	+	-/+	+	+	Site 616 is a large greenfield paddock site outside built environment boundaries, agricultural grade 4 completely within the Marham airfield safeguarding area and has a right of way present along one boundary. Development of the site would negatively impact upon the village scene and general character of the area. Access looks difficult. To large for allocation of the entire site, so a reduced size may be appropriate. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The core strategy identifies sustaining existing services in rural villages as a priority, therefore if allocation is required in this settlement the constraints could be overcome and this site may be suitable for some small-scale infilling or affordable housing. Any development would need to be sensitive to the form and character of the settlement. Further discussion with the Highways Authority would be required prior to allocation.	1
946	+	-	-	+	-/+	+	+	+	+	+	+	+	-/+	+	+	+	+	+	+	Site 946 is a greenfield garden site outside built environment boundaries, completely within the Marham airfield safeguarding area and adjacent to a conservation area. Access would be gained via a cul-de-sac then across a residential plot close to an existing property, this could result in amenity issues. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. It's difficult to see how the access and amenity issues could be overcome, but a well designed scheme or demolition of the existing dwelling may work. Further discussion with the Highways Authority would be required prior to allocation.	1
311																						0
497																						0
1042																						0

Site Ref	Availability			Achievability			Deliverable/Developable						Total	
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years		Notes
323		Site proposed for consideration by landowner therefore considered available.		1 M	L		0.2	0.2	24			5	Site accepted	5
470		Site proposed for consideration by landowner through an Agent therefore considered available.		1 M	L		1.2	0.4	24			9	Site partially accepted	9
616		Site proposed for consideration by landowner through an Agent therefore considered available.		1 M	L		1.3	0.4	24			9	Site partially accepted	9
946		Site proposed for consideration by landowner through an Agent therefore considered available.		1 M	L		0.3	0.3	24			7	Site accepted	7
311														0
497														0
1042														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 submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument				Historic Parks and gardens			
55	Southery	Southery	RV	Agricultural	G	Land at 9 Ugate Street / 1 Lynn Road	Mr Neil Burton	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
100	Southery	Southery	RV	Agricultural	G	Land at Campsey Road,	Clients of Mike Hastings	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
176	Southery	Southery	RV	Agricultural	G	Land at Southery	Clients 8 of Cruso & Wilkin	+	-/+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 & 3 fluvial.	Yes. Unconstrained area may be suitable.	1
452	Southery	Southery	RV	Countryside	G	Land rear of farmyard and 27-31 Feltwell Road (O.S. grid ref.624949) (see RI 238)	Clients of Adrian Parker Planning	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
528	Southery	Southery	RV	Agricultural	G	Land south of Ringmore Road (see RI 421)	Clients of Brown & Co	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1

Suitability Stage 2																						
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Slope	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution / contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
55	-/+	-	+	+	-/+	+	+	+	+	-/+	-/+	+	+	+	+	+	+	+	-	Site 55 is a large greenfield site outside built environment boundaries, a mix of grade 2 and 3 agricultural land, partially within a HSE Hazard Zone. There is a community bench and village sign on the frontage. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The core strategy identifies sustaining existing services in rural villages as a priority, therefore if allocation is required in this settlement the constraints could be overcome and this site may be suitable for some small-scale infilling or affordable housing. Any development would need to be sensitive to the form and character of the settlement. Further discussion with the Highways Authority would be required prior to allocation. Requirement to consult DEFRA regarding agricultural land classification. Consult HSE if further investigation required.	1
100	+	-	+	+	-/+	+	+	+	-/+	+	-	+	+	+	+	+	+	+	-	Site 100 is a greenfield site outside built environment boundaries, agricultural grade 2 and completely within a HSE hazard zone. There is a mature hedge on two of the boundaries with signs of wildlife.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The core strategy identifies sustaining existing services in rural villages as a priority, therefore if allocation is required in this settlement the constraints could be overcome and this site may be suitable for some small-scale infilling or affordable housing. Any development would need to be sensitive to the form and character of the settlement. Awaiting input from Norfolk CC highways Officer. Requirement to consult DEFRA regarding agricultural land classification. Prior to development an ecology survey may be required.	1
176	-/+	-	+	+	-/+	+	+	+	+	-/+	-	+	+	+	+	+	+	+	-	Site 176 is a greenfield site outside built environment boundaries, agricultural grade 1 & 3 and completely within a HSE hazard zone. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The core strategy identifies sustaining existing services in rural villages as a priority, therefore if allocation is required in this settlement the constraints could be overcome and this site may be suitable for some small-scale frontage infilling or affordable housing. Any development would need to be sensitive to the form and character of the settlement. Further discussion with the Highways Authority would be required prior to allocation. Requirement to consult DEFRA regarding agricultural land classification.	1
452	-/+	-	+	+	-/+	+	+	+	+	-/+	-	+	+	+	+	+	+	+	-	Site 452 is a greenfield site outside built environment boundaries, agricultural grade 2 and completely within a HSE hazard zone. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The core strategy identifies sustaining existing services in rural villages as a priority, therefore if allocation is required in this settlement the constraints could be overcome and this site may be suitable for some small-scale infilling or affordable housing. Any development would need to be sensitive to the form and character of the settlement. Further discussion with the Highways Authority would be required prior to allocation. Requirement to consult DEFRA regarding agricultural land classification. Consult HSE if further investigation required.	1
528	-/+	-	+	+	-/+	+	+	+	+	-/+	-	+	+	+	+	+	+	+	-	Site 528 is a greenfield site outside built environment boundaries, agricultural grade 2 and completely within a HSE hazard zone. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The core strategy identifies sustaining existing services in rural villages as a priority, therefore if allocation is required in this settlement the constraints could be overcome and this site may be suitable for some small-scale infilling or affordable housing. Any development would need to be sensitive to the form and character of the settlement. Further discussion with the Highways Authority would be required prior to allocation. Requirement to consult DEFRA regarding agricultural land classification. Consult HSE if further investigation required.	1

Site Ref	Availability			Achievability			Deliverable/Developable						Total	
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years		Notes
55		Site proposed for consideration by landowner therefore considered available.		1	M	L	1.1	0.4	24			9	Site partially accepted	9
100		Site proposed for consideration by landowner (ref: 749) and by the landowner through an agent (ref:100) therefore considered available.		1	M	L	0.7	0.4	24			9	Site partially accepted	9
176		Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	5	0.4	24			9	Site partially accepted	9
452	Housing	Site proposed for consideration by landowner through two separate agents (site ref's:528 & 452) therefore considered available.		1	M	L	1.6	0.4	24			9	Site partially accepted	9
528		Site proposed for consideration by landowner through two separate agents (site ref's:528 & 452) therefore considered available.		1	M	L	3.6	0.4	24			9	Site partially accepted	9

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 submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens						
534	Southery	Southery	RV	Agricultural	G	Land off Lynn Road,	Clients of Brown & Co	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
563	Southery	Southery	RV	Agricultural	G	Northfield Farm, Lynn Road,	Clients of Parsons & Whitley	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. However the site is very large with the majority of the land well beyond 25m buffer therefore only a section near the settlement would be potentially suitable.	Yes, partially.	1
749	Southery	Southery	RV	Agricultural	G	Land at Campsey Road, Southery, Downham Market	Mrs Lucy Whitehead	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
750	Southery	Southery	RV	Vacant	G	Ringmore Road, Southery, Downham Market	Mrs Lucy Whitehead	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
992	Southery	Southery	RV	Agricultural		Land at Common Road	Mr. R Legge	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Flood zones 2 & 3 fluvial.	No	0
STH 01	Southery	Southery	RV		G	Land east of Campsey Road	Freebridge Housing Association	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
5	Stoke Ferry	Stoke Ferry	KRSC	Agricultural	G	Land off Boughton Road & Stoke Road (A134)	Mrs Jackie Lambert	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1

Suitability Stage 2																						
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Slope	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
534	-/+	-	+	+	-/+	+	+	+	+	-/+	-/+	+	+	+	+	+	+	+	-	Site 534 is a large greenfield site outside built environment boundaries, a mix of grade 2 and 3 agricultural land and partially within a HSE Hazard Zone. There is very little road frontage the site does not appear suitable for the small scale development. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The core strategy identifies sustaining existing services in rural villages as a priority, therefore if allocation is required in this settlement the constraints could be overcome and this site may be suitable for some small-scale infilling or affordable housing. Any development would need to be sensitive to the form and character of the settlement. Further discussion with the Highways Authority would be required prior to allocation. Requirement to consult DEFRA regarding agricultural land classification. Consult HSE if further investigation required.	1
563	-/+	-	+	+	-	+	+	-/+	+	-/+	+	+	+	+	-	+	+	+	-	Site 563 is in two parts one large greenfield site agricultural grade 2 not at all well related to the settlement. The second and smaller area is a farmhouse plot which is situated further than 25m from the settlement and has a number of TPOs. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network.	The site is not well related to the settlement and therefore unsuitable.	0
749	-/+	-	+	+	-/+	+	+	+	-/+	+	-	+	+	+	+	+	+	+	-	Site 749 is a greenfield site outside built environment boundaries, agricultural grade 2 and completely within a HSE hazard zone. There is a mature hedge on two of the boundaries with signs of wildlife. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The core strategy identifies sustaining existing services in rural villages as a priority, therefore if allocation is required in this settlement the constraints could be overcome and this site may be suitable for some small-scale infilling or affordable housing. Any development would need to be sensitive to the form and character of the settlement. Further discussion with the Highways Authority would be required prior to allocation. Requirement to consult DEFRA regarding agricultural land classification. Consult HSE if further investigation required. Prior to development an ecology survey may be required.	1
750	-/+	-	+	+	-	+	+	+	+	-/+	-	+	+	+	+	+	+	+	-/+	Site 750 is a greenfield site outside built environment boundaries, agricultural grade 2 completely within a HSE hazard zone and has a right of way present along one boundary. The surrounding highway network appears narrow and the site is not particularly well located in relation to village services. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The core strategy identifies sustaining existing services in rural villages as a priority, therefore if allocation is required in this settlement the constraints could be overcome and this site may be suitable for some small-scale infilling or affordable housing. Any development would need to be sensitive to the form and character of the settlement. Further discussion with the Highways Authority would be required prior to allocation. Requirement to consult DEFRA regarding agricultural land classification. Consult HSE if further investigation required.	1
992																						0
STH 01	+	-	+	+	-/+	+	+	+	+	+	-	+	+	+	+	+	+	+	+	Site STH 01 is currently in residential use and has a number of pre-fabricated houses on the site. It is completely within a HSE hazard zone. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network.	Suitable for redevelopment subject to further discussion with the Highways Authority would be required prior to allocation.	1
5	+	-	-	+	-	+	+	+	-/+	-/+	+	+	+	+	-	+	+	+	-	Site 5 is a greenfield site outside built environment boundaries, completely within the Marham airfield safeguarding area and grade 2 agricultural land. The site is in a prominent location and any development would impact upon the character of the approach to the settlement, there are signs of wildlife. Access would be gained via Boughton Road which is inadequate to support development of this site.	The Highway Authority would object if this site were included in the plan.	0

Site Ref	Availability			Achievability			Deliverable/Developable						Total	
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years		Notes
534	Housing, up to 250 plots mixed	Site proposed for consideration by landowner through an Agent therefore considered available.		1 M	L		11	0.4	24			9	Site partially accepted	9
563		Site proposed for consideration by landowner through an Agent therefore considered available.		1 M	L		24.5						Site not suitable	0
749		Site proposed for consideration by landowner (ref: 749) and by the landowner through an agent (ref:100) therefore considered available.		1 M	L		0.7	0.4	24				Figure already counted see site 100	0
750		Site proposed for consideration by landowner therefore considered available.		1 M	L		1.3	0.4	24			9	Site partially accepted	9
992														0
STH 01	Housing	Site proposed for consideration by a housing association therefore considered available.		1 M	L		0.8	0.4	24	9			Site partially accepted	9
5		Site proposed for consideration by multiple landowners which may result in a delay in the site becoming available.		1 M	L		2.8	1.5	24				Site not suitable on highways grounds if brought forward in isolation	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 submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens						
37	Stoke Ferry	Stoke Ferry	KRSC	Vacant Field	G	Land at Bradfield Place	Property Services	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
110	Stoke Ferry	Stoke Ferry	KRSC	Agricultural	G	Land on Oxborough Road	Clients of Barry L Hawkins	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 & 3 fluvial.	Yes. Unconstrained area may be suitable.	1
140	Stoke Ferry	Stoke Ferry	KRSC	Residential	B	Land adjacent to Lavender Cottage Lynn Road	Mr Lester Snapes	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	
147	Stoke Ferry	Stoke Ferry	KRSC	Residential	B	Land at Furlong Road, east side	Clients of Adrian Parker Planning	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
148	Stoke Ferry	Stoke Ferry	KRSC	Industrial		Land at Bridge Road former railway yards	Clients of Adrian Parker Planning	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Flood zones 2 & 3 fluvial.	No	0	
170	Stoke Ferry	Stoke Ferry	KRSC	Agricultural	G	Land off Furlong Drive and the A134 trunk road,	Clients 8 of Cruso & Wilkin	+	-/+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 & 3 fluvial.	Yes. Unconstrained area may be suitable.	1
210	Stoke Ferry	Stoke Ferry	KRSC	Agricultural	B	Land south of Wretton Road,	Clients 8 of Cruso & Wilkin	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	
360	Stoke Ferry	Stoke Ferry	KRSC	Vacant Field	G	Land at Bridge Road	Mr Hilman Durrance	+	-/+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 & 3 fluvial.	Yes. Unconstrained area may be suitable.	1
443	Stoke Ferry	Stoke Ferry	KRSC	Agricultural	B	Land at Furlong Road, east side	Clients 3 of Pegasus Planning Group	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
444	Stoke Ferry	Stoke Ferry	KRSC	Industrial		Land at Bridge Road former railway yards	Clients 3 of Pegasus Planning Group	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Flood zones 2 & 3 fluvial.	No	0

Suitability Stage 2																						
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Shape	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
37	+	-	-	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	-	Site 37 is a greenfield site outside built environment boundaries, completely within the Marham airfield safeguarding area and grade 3 agricultural land.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. May be suitable if sensitively designed to limit impact upon the constraints.	1
110	+	-	-	+	+	+	+	-/+	+	+	+	+	+	+	-	+	-/+	+	-	Site 110 is a mix of garden land and greenfield agricultural grade 3 outside built environment boundaries. Completely within the Marham airfield safeguarding area, partially within the conservation area, has a TPO tree on site and a right of way on the boundary of the site. The Highway Authority states that the surrounding road network is inadequate to support this allocation.	The Highway Authority would object if this site were included in the plan.	0
140	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site 140 is garden greenfield land completely within the Marham airfield safeguarding area.	Site has already been developed.	0
147	+	+	-	+	+	+	+	-/+	-/+	+	+	+	+	+	+	+	+	+	-	Site 147 is a greenfield site outside built environment boundaries, grade 2 & 3 agricultural completely within the marham airfield safeguarding area, adjacent to the conservation area, with a TPO tree on site. The site is well situated in relation to the centre of the settlement. There are no potential highways issues. There appears to be suitable habitat for biodiversity.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. May be suitable if sensitively designed to limit impact upon the conservation area. Subject to a safe access and visibility being achieved the Highway Authority would not object if this site were included in the plan. Development would be more suited to a comprehensive scheme including sites 443 & 951. Prior to development an ecology survey may be required.	1
148																						0
170	-/+	-	-	+	-/+	+	+	+	+	-/+	+	+	+	+	+	+	-	+	-	Site 170 is a large green field site outside built environment boundaries but well located to the settlement. The site is completely within the Marham airfield safeguarding area, partially within a conservation area, with a right of way present across the site and is a mix of grade 2 & 3 agricultural land. The site is possibly larger than would be required. Access via Oxborough Road would not be suitable for large scale development however access could potentially be achieved via Furlong Drive although there is a tree line along the boundary.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. A good layout and design would be required to overcome concerns relating to the form and character. Requirement to consult DEFRA regarding agricultural land classification. Subject to a safe access and local improvements being made to the footway network the Highway Authority would not object if this site were included in the plan.	1
210	+	+	-	+	-/+	+	+	+	+	-/+	+	+	+	+	+	+	+	+	-	Site 210 is a greenfield site outside built environment boundaries, grade 3 agricultural land, completely within the Marham airfield safeguarding area and partially within a conservation area. There is poor access which may not be suitable if the use is intensified. Development of the site would have a detrimental impact upon the form and character of the locality.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. A good layout and design would be required to overcome concerns relating to the form and character. Requirement to consult DEFRA regarding agricultural land classification. Subject to a safe access being made the Highway Authority would not object if this site were included in the plan.	1
360	+	-	-	+	+	+	+	+	-/+	+	+	+	+	+	+	+	+	+	-	Site 360 is a greenfield site outside built environment boundaries, grade 3 agricultural land, completely within the Marham airfield safeguarding area and partially within a conservation area. There appears to be suitable habitat for biodiversity.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. May be suitable for 1 dwelling if sensitively designed to limit impact upon the conservation area. Prior to development an ecology survey may be required. This site has a good location. Subject to a safe access and visibility being achieved the Highway Authority would not object if this site were included in the plan.	1
443	+	+	-	+	-/+	+	+	-/+	-/+	+	+	+	+	+	+	+	+	+	-	Site 443 is a greenfield site outside built environment boundaries, grade 2 and 3 agricultural, completely within the Marham airfield safeguarding area, adjacent to the conservation area, with a TPO tree on site. The site is well situated in relation to the centre of the settlement. There are no potential highways issues. There appears to be suitable habitat for biodiversity.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. May be suitable if sensitively designed to limit impact upon the conservation area. Subject to a safe access and visibility being achieved the Highway Authority would not object if this site were included in the plan. Development would be more suited to a comprehensive scheme including sites 951 & 147. Prior to development an ecology survey may be required.	1
444																						0



Site Ref	Availability			Achievability			Deliverable/Developable						Total	
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years		Notes
37	Residential	Site proposed for consideration by Property Services from the Borough Council therefore considered available.		1	M	L	1.6	1.5	24			36	Site partially accepted	36
110		Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	0.8	0.7	24				Site not suitable on highways grounds	0
140		Site proposed for consideration by landowner therefore considered available.		1	M	L	0.5	0.5	24				Site has already been developed	0
147		Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	1.2	1.1	24				Figure already counted on site 951	0
148														0
170	Housing - 200 mixed residential / Employment - B1, B2 & B8 / Health	Site proposed for consideration by two separate agents (ref's 170 & 572) & by the landowner ref 1121 therefore considered available.		1	M	L	15.5	1.5	24				Figure already counted on site 1121	0
210		Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	1.2	1.1	24			26	Site partially accepted	26
360		Site proposed for consideration by landowner therefore considered available.		1	M	L	1.8	1	24			24	Site partially accepted	24
443		Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	1.2	1.1	24				Figure already counted on site 951	0
444														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 submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome	Accept/reject
491	Stoke Ferry	Stoke Ferry	KRSC	Residential	G	Wretton Road & Thompsons Lane	Clients of Ian J M Cable	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
545	Stoke Ferry	Stoke Ferry	KRSC	Agricultural	G	Land West of Bridge Road	Clients of Brown & Co	+	-/+	-/+	+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 & 3 fluvial.	Yes. Unconstrained area may be suitable.	1
565	Stoke Ferry	Stoke Ferry	KRSC	Agricultural	B	Development Land Wretton Road	Clients of Parsons & Whitley	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
572	Stoke Ferry	Stoke Ferry	KRSC	Agricultural	G	2 parcels of land adjacent Oxborough Road	Clients of Parsons & Whitley	+	-/+	-/+	+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 & 3 fluvial.	Yes. Unconstrained area may be suitable.	1
611	Stoke Ferry	Stoke Ferry	KRSC	Agricultural / Former Car Park	G	Land North of Stoke Ferry	Clients of Parsons & Whitley	-	+	-/+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Partially within flood zone 3 fluvial.	No	0
736	Stoke Ferry	Stoke Ferry	KRSC	Industrial	M	Land at Bridge Road	Mr M Douglas	+	-	-	+	+	+	+	+	+	+	+	+	+	+	Flood zones 2 & 3 fluvial.	No for residential use.	0
737	Stoke Ferry	Stoke Ferry	KRSC	Industrial		Former Timber Yard, Bridge Road.	Client 1 of Hussen & Turner	+	-	-	+	+	+	+	+	+	+	+	+	+	+	Flood zones 2 & 3 fluvial.	No	0
742	Stoke Ferry	Stoke Ferry	KRSC	Transport Yard	B	Land off Wretton Road	Client 3 of Pelorus	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
772	Stoke Ferry	Stoke Ferry	KRSC	Vacant Field	G	Land next to The Willows, Great Mans Way	Mr Hilman Durrance	+	-/+	-/+	+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 & 3 fluvial.	Yes. Unconstrained area may be suitable.	1
807	Stoke Ferry	Stoke Ferry	KRSC	Industrial		Land West of Bridge Road	Client 2 of Pegasus Planning Group	+	-	-	+	+	+	+	+	+	+	+	+	+	+	Flood zones 2 & 3 fluvial.	No	0

Suitability Stage 2																							
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Slope	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject	
491	+	-	-	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	-/+	-	Site 491 is a mixed greenfield outside built environment boundaries, grade 3 agricultural and brownfield site completely within the Marham airfield safeguarding area, partially within a conservation area. The access arrangements at present run through an arch of a building, this may not be suitable for larger scale development.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The Council is seeking to retain employment land unless the loss satisfies the parameters set out in CS policy CS10. The greenfield area may be suitable if sensitively designed to limit impact upon the conservation area. Subject to a safe access and visibility being achieved the Highway Authority would not object if this site were included in the plan.	1
545	+	-	-	+	+	+	+	+	-/+	-/+	+	+	+	+	+	+	+	+	+	-	Site 545 is a greenfield site outside built environment boundaries, grade 3 agricultural land, completely within the Marham airfield safeguarding area, partially within a conservation area. The southern area of the site is constrained by flood zones. The field has a mature hedgerow and signs of wildlife. The existing development is linear in form any backland development would have a negative impact upon the form and character of the location.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. May be suitable if sensitively designed to limit impact upon the conservation area and the form and character of the locality. Prior to development an ecology survey may be required. This site has a good location. Subject to a safe access and visibility being achieved the Highway Authority would not object if this site were included in the plan.	1
565	+	+	-	+	-/+	+	+	+	+	-/+	+	+	+	+	+	+	+	+	+	-	Site 565 is a greenfield site outside built environment boundaries (grade 3 agricultural) completely within the Marham airfield safeguarding area and partially within a conservation area. There is poor access which may not be suitable if the use is intensified. Development of the site would have a detrimental impact upon the form and character of the locality.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. A good layout and design would be required to overcome concerns relating to the form and character. Subject to a safe access being made the Highway Authority would not object if this site were included in the plan. Requirement to consult DEFRA regarding agricultural land classification.	1
572	-/+	-	-	+	-/+	+	+	+	+	-/+	+	+	+	+	+	+	-	+	-	Site 572 is a large green field site outside built environment boundaries but well located to the settlement. The site is completely within the Marham airfield safeguarding area, partially within a conservation area, with a right of way present across the site and is a mix of grade 2 & 3 agricultural land. The site is possibly larger than would be required. Access via Oxborough Road would not be suitable for large scale development however access could potentially be achieved via Furlong Drive although there is a tree line along the boundary.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. May be suitable if area reduced to suit the scale of the settlement and avoid grade 2 land. If sensitively designed to limit impact upon the conservation area and right of way. Requirement to consult DEFRA regarding agricultural land classification. Subject to a safe access and local improvements being made to the footway network the Highway Authority would not object if this site were included in the plan.	1	
611																						0	
736																						0	
737																						0	
742	+	+	-	+	-/+	+	+	+	+	-/+	+	+	+	+	+	+	+	+	-	Site 742 is a greenfield site outside built environment boundaries, (grade 3 agricultural) completely within the Marham airfield safeguarding area and partially within a conservation area. There is poor access which may not be suitable if the use is intensified. Development other than linear would have a detrimental impact upon the form and character of the locality.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. A good layout and design would be required to overcome concerns relating to the form and character. Subject to a safe access being made the Highway Authority would not object if this site were included in the plan. Requirement to consult DEFRA regarding agricultural land classification.	1	
772	+	-	-	+	-	+	+	+	-/+	-/+	+	+	+	+	+	+	+	+	-	Site 772 is a greenfield site outside built environment boundaries (grade 3 agricultural) completely within the Marham airfield safeguarding area, partially within a conservation area. The Highway Authority feel it would be difficult to achieve a safe access from this site. There appears to be suitable habitat for biodiversity.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The Highway Authority would object if this site were included in the plan, but the site may be suitable for small scale development if Highways objection investigated and sensitively designed to limit impact upon the conservation area. Prior to development an ecology survey may be required.	1	
807																						0	

Site Ref	Availability			Achievability		Deliverable/Developable							Total	
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years		Notes
491		Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	1.2	1.1	24			26	Site partially accepted	26
545		Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	2.6	1.5	24			36	Site partially accepted	36
565		Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	1.2	1.1	24				Figure already counted on site 210	0
572	Housing - 200 mixed residential / Employment - B1, B2 & B8 / Health	Site proposed for consideration by two separate agents (ref's 170 & 572) & by the landowner ref 1121 therefore considered available.		1	M	L	15.5	1.5	24				Figure already counted on site 1121	0
611														0
736	Housing, residential/holiday let													0
737														0
742		Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	1.2	1.1	24				Figure already counted on site 210	0
772		Site proposed for consideration by landowner therefore considered available.		1	M	L	0.4	0.4	24			10	Site accepted	10
807														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 submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens					
951	Stoke Ferry	Stoke Ferry	KRSC	Vacant - former petrol station	B	Land West of Furlong Road and Lynn Road	Wells Homes (Norfolk) Ltd	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
963	Stoke Ferry	Stoke Ferry	KRSC	Open Grassland	G	Land to the North of Stoke Ferry	Mrs J Hall c/o Savills	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
1102	Stoke Ferry	Stoke Ferry	KRSC	Agricultural	G	Land North of Stoke Ferry	Mr and Mrs J & S Carter	-	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Completely within flood zones 2 & 3 fluvial.	No	0
1114	Stoke Ferry	Stoke Ferry	KRSC	Agricultural	G	Land North of Stoke Ferry	Mr and Mrs J & S Carter	-	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Partially within flood zone 3 fluvial.	No	0
1121	Stoke Ferry	Stoke Ferry	KRSC	Agricultural	G	Land North of Stoke Ferry	Mr and Mrs J & S Carter	+	-/+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 & 3 fluvial.	Yes. Unconstrained area may be suitable.	1
1139	Stoke Ferry	Stoke Ferry	KRSC	Agricultural	G	Land North of Stoke Ferry	Mr and Mrs J & S Carter	-	-/+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Partially within flood zones 2 & 3 fluvial.	No	0
48	Stow Bardolph	Barroway Drove	SVAH	Agricultural	B	Land adjacent Pleasant View,	Sid Singh Consultants	-	+	+	-	-	-	+	+	+	+	+	+	+	+	+	+	Site contrained due to proximity to settlement. Site wholly constrained by tidal flooding.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.	0
121	Stow Bardolph	Barroway Drove	SVAH	Agricultural	G	Land adjacent to 'Hedgehog Cottage', Barroway Drove	Mr Stephen Nurse	-	+	+	-	-	-	+	+	+	+	+	+	+	+	+	+	Site contrained due to proximity to settlement. Site wholly constrained by tidal flooding.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.	0
133	Stow Bardolph	Barroway Drove	SVAH	Agricultural		Hootons Row Salters Lode	Miss Andrea Bywater	-	+	+	-	-	-/+	+	+	+	+	+	+	+	+	+	+	Site contrained due to proximity to settlement. Site wholly constrained by tidal flooding.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.	0

Suitability Stage 2																							
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Slope	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject	
951	+	+	-	+	-/+	+	+	-/+	-/+	+	+	+	+	+	+	+	+	+	-	Site 951 is a greenfield site outside built environment boundaries, grade 2 and 3 agricultural grade completely within the marham airfield safeguarding area, partially within a conservation area, with a TPO tree on site. The site is well situated in relation to the centre of the settlement. There are no potential highways issues. There appears to be suitable habitat for biodiversity.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. If sensitively designed to limit impact upon the conservation area. Subject to a safe access and visibility being achieved the Highway Authority would not object if this site were included in the plan. Development would be more suited to a comprehensive scheme including sites 443 & 147. Prior to development an ecology survey may be required.	1	
963	+	-	-	+	-/+	+	+	+	-/+	-/+	+	+	+	+	+	+	+	+	-	Site 963 is a greenfield site outside built environment boundaries, completely within the Marham airfield safeguarding area and grade 2 agricultural land. The site is in a good location relative to services but any development would impact upon the character of the approach to the settlement, there are signs of wildlife.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. May be suitable if sensitively designed to reduce impact upon form and character. Subject to a safe access on to Furlong Drove (Not Boughton Rd) and local improvements being made to the footway network the Highway Authority would not object if this site were included in the plan. Requirement to consult DEFRA regarding agricultural land classification.	1	
1102																						0	
1114																							0
1121	-/+	-	-	+	-/+	+	+	+	+	-/+	+	+	+	+	+	+	-	+	-	Site 1121 is a large green field site outside built environment boundaries but well located to the settlement. The site is completely within the Marham airfield safeguarding area, partially within a conservation area, with a right of way present across the site and is a mix of grade 2 & 3 agricultural land. The site is possibly larger than would be required. Access via Oxborough Road would not be suitable for large scale development however access could potentially be achieved via Furlong Drove although there is a tree line along the boundary.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. May be suitable if area reduced to suit the scale of the settlement and avoid grade 2 land. If sensitively designed to limit impact upon the conservation area and right of way. Requirement to consult DEFRA regarding agricultural land classification. Subject to a safe access and local improvements being made to the footway network the Highway Authority would not object if this site were included in the plan.	1	
1139																							0
48																							0
121																							0
133																							0

Site Ref	Availability			Achievability		Deliverable/Developable							Total	
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years		Notes
951	Housing (up to 36 units) / Leisure / Village Hall	Site proposed for consideration by a developer who potentially has an option therefore considered available.		1	M	L	1.9	1.5	24			36	Site partially accepted	36
963	Housing 50-60 dwellings / Open Space	Site proposed for consideration by landowner therefore considered available.		1	M	L	7.3	1.5	24			36	Site partially accepted	36
1102	Residential													0
1114	Residential													0
1121	Housing - 200 mixed residential / Employment - B1, B2 & B8 / Health	Site proposed for consideration by two separate agents (ref's 170 & 572) & by the landowner ref 1121 therefore considered available.		1	M	L	15.5	1.5	24			36		36
1139	Residential													0
48	Residential													0
121	Housing/business Use 3 dwellings (1 for himself and 2 smaller homes for his children) and 1 business premises (livery)													0
133														0





Suitability Stage 2																						
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Shape	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
209																						0
514																						0
595																						0
596																						0
640																						0
664																						0
699																						0
714																						0
745																						0
941																						0
968																						0

Site Ref	Availability			Achievability		Deliverable/Developable							Total	
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years		Notes
209														0
514														0
595														0
596														0
640	Housing, 1-2 dwellings													0
664														0
699														0
714														0
745														0
941														0
968														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 submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument				Historic Parks and gardens					
254	Stow Bardolph	Barroway Dove	SVAH	Agricultural		Land at Barroway Dove, Stow Bardolph	Mr P.R.Jarvis	-	+	+	-	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal and hazard zone.	No	0
124	Stow Bardolph	Stowbridge	SVAH	Agricultural				-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development.	No	0
156	Stow Bardolph	Stowbridge	SVAH	Agricultural		Proposed Bungalows Development at Mollyn Low Road Stowbridge	Clients of Parland Design	-	+	+	-	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal and hazard zone.	No	0
208	Stow Bardolph	Stow Bridge	SVAH	Vacant Field	G	Redstones, Holme Road.	Clients 8 of Cruso & Wilkin	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development.	No	0
204	Stow Bardolph	Stow Bridge	SVAH	Vacant Field	G	Land at Red Stones, Holme Road,	Clients 8 of Cruso & Wilkin	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development.	No	0
498	Stow Bardolph	Stowbridge	SVAH	Agricultural / Industrial / Residential		Land North of West Head Road and East of Low Road,	Clients of Ian J M Cable	-	+	+	-	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal and hazard zone.	No	0
599	Stow Bardolph	Stowbridge	SVAH	Woodland / Vacant Field		Garden area of Windsong	Mr & Mrs McCaffrey	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development.	No	0
124	Stow Bardolph	Stowbridge	SVAH	Agricultural		Land west of The Causeway	Clients of Maxey & Son	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development.	No	0
295	Terrington St Clement	Hay Green	SVAH	Grass	G	Hay Green Road (South)	Mr Lesley Cottington	-	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	No	0	
621	Terrington St Clement	Hay Green	SVAH	Agricultural		Land along Hay Green Road South,	Mr Andrew Day	-	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	No	0
35	Terrington St Clement	Terrington St Clement	KRSC	Agricultural		Land at Tower Road,	Property Services	-	+	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal.	No	0
36	Terrington St Clement	Terrington St Clement	KRSC	Agricultural		Land at Northgate Way,	Property Services	+	+	+	-	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Wholly within Flood zone 2 tidal, partial flood zone 3 tidal.	No	0

Suitability Stage 2																							
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Shape	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject	
254																						0	
124																							0
156																							0
203																							0
204																							0
498																							0
599																							0
124																							0
295																							0
621																							0
35																							0
36																							0

Site Ref	Availability			Achievability		Deliverable/Developable							Total	
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years		Notes
254														0
124														0
156														0
203														0
204														0
498														0
599														0
124														0
295	Housing													0
621														0
35	Residential													0
36	Residential													0

Site Ref	Basic site information						Suitability Stage 1														summary of constraints	Can constraints be overcome	Accept/reject						
	Parish	Town/Village	OS02 Designation	Current or last known land use	Brownfield/Greenfield	Site Description	Site submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument				Historic Parks and gardens					
49	Terrington St Clement	Terrington St Clement	KRSC	Agricultural / Residential		Land on Lynn Road	Mrs J. Spooner	-	+	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal.	No	0
60	Terrington St Clement	Terrington St Clement	KRSC	Agricultural		Land curtilage to the rear of Popes Lane and South of Perkin Field	Clients of David Taylor Associates Ltd	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 tidal including the frontage/access.	No access is constrained by flood zone.	0	
61	Terrington St Clement	Terrington St Clement	KRSC	Agricultural / Residential		Number 98 Lynn Road	Clients of David Taylor Associates Ltd	-	+	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal.	No	0	
179	Terrington St Clement	Terrington St Clement	KRSC	Agricultural		Land at Popes Lane,	Clients 8 of Cruso & Wilkin	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 tidal including the frontage/access.	No access is constrained by flood zone.	0	
197	Terrington St Clement	Terrington St Clement	KRSC	Residential		Land at Terrington St Clement	Clients 8 of Cruso & Wilkin	-	+	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal.	No	0	
313	Terrington St Clement	Terrington St Clement	KRSC	Paddock	G	Land adjacent 94 Lynn Road,	Mrs J. Spooner	-	+	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal.	No	0	
335	Terrington St Clement	Terrington St Clement	KRSC	Not Stated		Land off Lynn Road,	H.E. Kitchen & Sons	-	+	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Site constrained as it is further than 25m from a defined settlement. Site wholly constrained by tidal flooding.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.	0	
364	Terrington St Clement	Terrington St Clement	KRSC	Garden 40% Farm Land 60%	M	Land at Marsh Road,	Mr Andrew Barratt	+	+	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Flood zones 2 & 3 tidal.	No	0	
448	Terrington St Clement	Terrington St Clement	KRSC	This site is the lesser part of the total ownership of Hillgate Nursery	G	Hillgate Nursery, Hillgate Street,	Clients of Adrian Parker Planning	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	
453	Terrington St Clement	Terrington St Clement	KRSC	Agricultural	G	Wanton Lane, west side, (O.S. grid ref. 542202)	Clients of Adrian Parker Planning	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	
486	Terrington St Clement	Terrington St Clement	KRSC	Agricultural	M	Land to the West of Existing Factory Site Behind the King William Public House,	Clients of Ian H Bix & Associates	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 tidal.	Yes only small part of the site affected by flood zone.	1	
533	Terrington St Clement	Terrington St Clement	KRSC	Agricultural	G	Land between Benn's Lane and Lynn Road,	Clients of Brown & Co	+	+	+	-	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	Wholly within Flood zone 2 tidal, partial flood zone 3 tidal.	No	0	
539	Terrington St Clement	Terrington St Clement	KRSC	Agriculture	G	Land at Church Bank / Chapel Road (Wesley Field), ,	Clients of Brown & Co	+	+	+	-/+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	A small section of the site is unconstrained by flood zones 2 and 3.	Yes only area of site not affected by flood zones.	1	

Suitability Stage 2																							
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Shape	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject	
49																						0	
60																						0	
61																						0	
179																						0	
197																						0	
313																						0	
335																						0	
364																						0	
448	+	-	+	+	-/+	+	+	+	+	+	+	+	+	+	-/+	+	+	+	+	-	Site 448 is a greenfield site (grade 1) in horticultural use within the settlement. Vehicular access could be made onto The Saltings and a further access for pedestrian onto Hilgate St. However, the surrounding highway network is poor.	Yes if sensitively designed. The Highway Authority would not object if this site were included in the plan. If allocating consultation with DEFRA would be required regarding grade 1 agricultural land classification.	1
453	+	-	+	+	-	+	+	+	+	-/+	+	+	+	+	-/+	+	+	+	+	-	Site 453 is a greenfield site outside built environment boundaries, in agricultural/horticultural use and is grade 1 agricultural land. The site is remote from services with poor pedestrian access and has frontage onto Wanton Lane which is extremely narrow. The edge of settlement location would result in a negative impact upon the landscape.	The Highway Authority would object if this site were included in the plan.	1
486	+	-/+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	-/+	Site 486 is a mixed former industrial site outside built environment boundaries and greenfield grade 1 agricultural the proposed access is within the conservation area between a pub and residential development and joins the highway at a bend and near	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. May be suitable if sensitively designed.	1	
533																						0	
539	+	-	+	-/+	+	+	+	+	+	-/+	+	+	+	+	+	+	+	+	-	Site 539 is a greenfield site outside built environment boundaries (grade 1) largely constrained by flood zones the only potentially suitable area is the western half of the frontage. However this would have a negative impact upon the townscape as this would not completely infill between two dwellings. This site is well located however Chapel Rd is narrow.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. May be suitable if impact upon townscape is acceptable. If allocating consultation with DEFRA would be required regarding grade 1 agricultural land classification.	1	

Site Ref	Availability			Achievability		Deliverable/Developable							Total	
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years		Notes
49														0
60														0
61														0
179														0
197														0
313	Housing, 10-15 dwellings													0
335	none stated													0
364														0
448		Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	2.3	1.5	24	24			Site partially accepted	24
453		Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	0.5	0.5	24				Site not suitable on highways grounds.	0
486		Site proposed for consideration by landowner through multiple Agents therefore considered available.		1	M	L	0.7	0.6	24		14		Site partially accepted	14
533	Housing, up to 75 dwellings - conventional but some affordable													0
539		Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	0.5	0.5	24		12		Site accepted	12



Site Ref	Basic site information						Suitability Stage 1														summary of constraints	Can constraints be overcome	Accept/reject						
	Parish	Town/Village	OS02 Designation	Current or last known land use	Brownfield/Greenfield	Site Description	Site submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument				Historic Parks and gardens					
574	Terrington St Clement	Terrington St Clement	KRSC	Industrial		Land West of Market Lane	Clients of ArchiTECH	-	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	No	0
576	Terrington St Clement	Terrington St Clement	KRSC	Residential		Land at 93 Station Road,	Clients of ArchiTECH	-	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	No	0
582	Terrington St Clement	Terrington St Clement	KRSC	Agricultural	G	Land north of Church Bank,	Clients of Wheatman Planning Ltd	+	+	+	-/+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	A small section of the site is unconstrained by flood zones 2 and 3 (poor access and situated to rear of properties).	No	0	
583	Terrington St Clement	Terrington St Clement	KRSC	Agricultural	G	Land south of Northgateway,	Clients of Wheatman Planning Ltd	+	+	+	-	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	Wholly within Flood zone 2 tidal, partial flood zone 3 tidal.	No	0	
592	Terrington St Clement	Terrington St Clement	KRSC	Lawn & Vegetable Garden	G	Land on Hay Green Road, South Side of 14	Mr R Howling	-	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	No	0	
696	Terrington St Clement	Terrington St Clement	KRSC	Agricultural	G	Land north of Chapel Road,	Clients of Maxey & Son	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 tidal.	Yes only small part of the site affected by flood zone.	1	
697	Terrington St Clement	Terrington St Clement	KRSC	Agricultural	G	Land west side of Station Road (south of No 2) (Grid Ref. TF54951985)	Mrs C.S.M. Hume	+	+	+	-	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	Wholly within Flood zone 2 tidal, partial flood zone 3 tidal.	No	0	
751	Terrington St Clement	Terrington St Clement	KRSC	Agricultural	G	Land east side of Station Road (adj. 'Springfield') Terrington St Clement Norfolk (Grid Ref TF550197)	Mrs C.S.M. Hume	+	+	+	-	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	Wholly within Flood zone 2 tidal, partial flood zone 3 tidal.	No	0	
756	Terrington St Clement	Terrington St Clement	KRSC	Arable	G	Land adjacent 32 Hay Green Road (North)	Client 2 of Cruso & Wilkin	-	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	No	0	
760	Terrington St Clement	Terrington St Clement	KRSC	Agricultural		Land North of Eastgate Farm, Eastgate Lane	Client 6 of Cruso & Wilkin	+	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Completely within flood zone 2 tidal.	No	0	
761	Terrington St Clement	Terrington St Clement	KRSC	Vacant Field		Land Between 63 & 69 Pope's Lane	Client 7 of Cruso & Wilkin	+	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Completely within flood zone 2 tidal.	No	0	
767	Terrington St Clement	Terrington St Clement	KRSC	Agricultural		Land north of A17, Haygreen Road,	Mr Trevor Brock	-	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	No	0	
808	Terrington St Clement	Terrington St Clement	KRSC	Fallow Land & Storage Sheds	M	Land Adjacent 'Sunrise', Germans Lane	James Hurn	-	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	No	0	

Suitability Stage 2																						
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Shape	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
574																						0
576																						0
582																						0
583																						0
592																						0
696	+	-	+	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site 696 is the western area (without road frontage) of site 67 which is a former industrial site outside built environment boundaries. The only possible access is within the conservation area between a pub and residential development and joins the highway at a bend and near to a "T" junction. The site has good links to services.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. May be suitable if sensitively designed.	1
697																						0
751																						0
756																						0
760																						0
761																						0
767																						0
808																						0

Site Ref	Availability			Achievability		Deliverable/Developable							Total	
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years		Notes
574														0
576														0
582														0
583														0
592	Housing, 2 bungalows													0
696		Site proposed for consideration by landowner through multiple Agents therefore considered available.		1 M	L		0.5	0.5	24				Figure already counted on site 486	0
697	Housing, up to 150 dwellings													0
751	Housing, up to 150 dwellings													0
756	Housing, 2 semi detached dwellings													0
760														0
761														0
767														0
808	Housing, 4 detached & semi detached dwellings													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 submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument				Historic Parks and gardens					
866	Terrington St Clement	Terrington St Clement	KRSC	Redundant		Land off Old/New Roman Bank	Client of Cruso & Wilkin	-	+	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal.	No	0
867	Terrington St Clement	Terrington St Clement	KRSC	Arable	G	Brush Meadow Lane, Emorsgate	Client of Cruso & Wilkin	-	+	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal.	No	0
895	Terrington St Clement	Terrington St Clement	KRSC	Agricultural Nursery	G	Land at 78 Lynn Road, Terrington St Clement	Mr Richard Mitchell	+	+	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Flood zones 2 & 3 tidal.	No	0	
936	Terrington St Clement	Terrington St Clement	KRSC	Grass	G	Land at 99 Northgate Way	Mr Andrew Moore	+	+	+	-	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	Wholly within Flood zone 2 tidal, partial flood zone 3 tidal.	No	0	
1055	Terrington St Clement	Terrington St Clement	KRSC	Woodland	G	Land South of 45 Benns Lane,	Clients of Brown & Co	+	+	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Flood zones 2 & 3 tidal.	No	0	
1056	Terrington St Clement	Terrington St Clement	KRSC	Arable	G	Land next to Meadowcroft, Brush Meadow Lane	Client of Cruso & Wilkin	-	+	+	-	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Wholly within Flood zone 2 tidal, partial flood zone 3.	No	0	
1057	Terrington St Clement	Terrington St Clement	KRSC	Redundant		Land opposite a junction from New Roman Bank	Client of Cruso & Wilkin	-	+	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal.	No	0	
346	Terrington St Clement.	Terrington St Clement.	KRSC	Agricultural	G	Land adjacent to Lynn Road and Fifth Spellow Field,	H.E. Kitchen & Sons	+	+	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Flood zones 2 & 3 tidal.	No	0	
67	Terrington St Clement	Terrington St Clement	KRSC	Agricultural	G	Land curtilage Churchgate Way	Clients of David Taylor Associates Ltd	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 tidal.	Yes only small part of the site affected by flood zone.	1	
268	Terrington St. Clement	Terrington St. Clement	KRSC	Garden		Land at Hay Green (North)	Mr David Dey	-	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	No	0		
84	Terrington St. Clement	Terrington St. Clement	KRSC	Agricultural	B	Land rear of 57 Chapel Road	Clients of Maxey & Son	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	
TSC 15	Terrington St Clement	Terrington St Clement	KRSC		B	Hillgate Street	Mr and Mrs L P H Carter	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	

Suitability Stage 2																							
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Shape	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject	
866																						0	
867																							0
895																							0
936																							0
1055																							0
1056																							0
1057																							0
346																							0
67	+	-	+	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	-/+	Site 67 is a mixed former industrial site and greenfield grade 1 agricultural outside built environment boundaries. The proposed access is within the conservation area between a pub and residential development and joins the highway at a bend and near to a "T" junction. The site has good links to services.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. May be suitable if sensitively designed.	1	
268																							0
84	+	+	+	+	-	+	+	+	+	+	+	+	+	+	-/+	+	+	+	-	Site 84 is a greenfield site (grade 1) with NLU previously developed status, within the existing settlement boundary for the settlement. This site is well located however it may be difficult to achieve a safe access onto Hillgate St which is extremely narrow. May only be considered suitable if access is gained via Chapel Road although this has not been proposed.	The Highway Authority would object if this site were included in the plan.	0	
TSC 15	+	+	+	+	-	+	+	+	+	+	+	+	+	+	-/+	+	+	-	-	Site TSC15 is a greenfield site (grade 1) with NLU previously developed status, within the existing settlement boundary for the settlement. This site is well located however it may be difficult to achieve a safe access onto Hillgate St which is extremely narrow. May only be considered suitable if access is gained via Chapel Road although this has not been proposed.	The Highway Authority would object if this site were included in the plan.	0	

Site Ref	Availability				Achievability		Deliverable/Developable							
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years	Notes	Total
866	Housing, 2-4 dwellings detached & semi detached													0
867	Housing, 4 dwellings 2 pairs of semi detached bungalows													0
895	Housing													0
936	Housing, 10 bungalows													0
1055	Housing, up to 5 dwellings - conventional but some affordable													0
1056	Housing, 4 dwellings 2 pairs of semi detached bungalows													0
1057	Housing, 2-4 dwellings detached & semi detached													0
346	Residential													0
67		Site proposed for consideration by landowner through multiple Agents therefore considered available.		1	M	L	0.7	0.6	24				Figure already counted on site 486	0
268	Housing, 1 dwelling													0
84		Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	0.5	0.5	24				Site not suitable on highways grounds.	0
TSC 15	Housing/mixed use, 8 min - 12 max	Site proposed for consideration by landowner therefore considered available.		1	M	L	0.5	0.5	24				Site not suitable on highways grounds.	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 submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument				Historic Parks and gardens	
TSC 46	Terrington St Clement	Terrington St Clement	KRSC		B	Sulton Road	Mr R W Loomes, Terrington Service Station	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 tidal.	Yes only small part of the site affected by flood zone.	1
88	Terrington St John	Terrington St Johns Fen End	RV	Agricultural		Land West of School Road	Clients of Maxey & Son Clients of Peter Humphrey Associates Ltd	+	-	-	+	+	+	+	+	+	+	+	+	+	+	Flood zones 2 & 3 fluvial.	No	0	
419	Terrington St John	St Johns Fen End	RV	Agricultural		Land at School Road	Clients of Peter Humphrey Associates Ltd	+	-	-	+	+	+	+	+	+	+	+	+	+	+	Flood zones 2 & 3 fluvial.	No	0	
792	Terrington St John	St John's Fen End	RV	Non-Productive Grassland		Land at School Farm, Terrington St John Fen End	Mr N.V.M. Walker	+	-	-	+	+	+	+	+	+	+	+	+	+	+	Flood zones 2 & 3 fluvial.	No	0	
371	Terrington St John	Terrington St John	KRSC	Agricultural		Land at Terrington St John	Mr D. Granger	-	+	+	-	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	No	0	
393	Terrington St John	Terrington St John	KRSC	Vacant Field		Land East of Terrington St John County Primary School, School Road	Clients of Peter Humphrey Associates Ltd	+	+	+	-	+	+	+	+	+	+	+	+	+	+	Completely within flood zone 2 tidal.	No	0	
417	Terrington St John	Terrington St John	KRSC	Orchard/agricultural	G	Land at School Road,	Clients of Peter Humphrey Associates Ltd	+	+	+	-	+	+	+	+	+	+	+	+	+	+	Completely within flood zone 2 tidal.	No	0	
543	Terrington St John	Terrington St John	KRSC	Currently no use		Land east of Orchard Way,	Clients of Brown & Co	+	+	+	-	+	+	+	+	+	+	+	+	+	+	Completely within flood zone 2 tidal.	No	0	
578	Terrington St John	Terrington St John	KRSC	Residential		Land at Limewood House, School Road,	Clients of ArchiTECH	+	+	+	-	+	+	+	+	+	+	+	+	+	+	Completely within flood zone 2 tidal.	No	0	
668	Terrington St John	Terrington St John	KRSC	Agricultural		Land at Sunnyside, Main Road,	Mr Stephen Ward	-	+	+	-	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	No	0	
685	Terrington St John	Terrington St John	KRSC	Agricultural		Land adjacent to "Eastridge",	Mr & Mrs A L Murrell	+	-	-	+	+	+	+	+	+	+	+	+	+	+	Flood zones 2 & 3 fluvial.	No	0	
710	Terrington St John	Terrington St John	KRSC	Vacant Field		Land on Old Church Road,	Mr Colin Dawson	+	+	+	-	+	+	+	+	+	+	+	+	+	+	Completely within flood zone 2 tidal.	No	0	
885	Terrington St John	Terrington St John	KRSC	Agricultural	G	Land West of Shopfield House	Mr & Mrs Colin Dawson	+	+	+	-	+	+	+	+	+	+	+	+	+	+	Completely within flood zone 2 tidal.	Not suitable for residential. Leisure use requires further investigation.	0	
890	Terrington St John	Terrington St John	KRSC	School Playing Field / Agricultural		Land adjacent to Terrington St John CP School, School Road	Mr & Mrs A P Burman	+	-/+	-/+	-/+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 & 3 fluvial and flood zone 2 tidal.	No. Site fully constrained.	0	
947	Terrington St John	Terrington St John	KRSC	Agricultural		Land to the East of 'Fairlawn Orchard'	Client of Peter Humphrey Associates	+	+	+	-	+	+	+	+	+	+	+	+	+	+	Completely within flood zone 2 tidal.	No	0	
167	Terrington St John	Terrington St John	KRSC	Vacant Field		Land at Church Road	Clients of Cruso & Wilkin	+	+	+	-	+	+	+	+	+	+	+	+	+	+	Completely within flood zone 2 tidal.	No	0	
284	Tilney All Saints	Tilney All Saints	RV	Agricultural		Glebe Land at Tilney All Saints	Clients of Grounds & Co	+	+	+	-	-/+	-/+	+	+	+	+	+	+	+	+	Completely within flood zone 2 tidal, partially within flood zone 3 tidal and the hazard zone.	No	0	
345	Tilney All Saints	Tilney All Saints	RV	Agricultural		Land near to Jubilee Cottages	H.E. Kitchen & Sons	-	+	+	-	-	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal.	No	0	
349	Tilney All Saints	Tilney All Saints	RV	Agricultural	G	Land adjacent to The Haven,	H.E. Kitchen & Sons	+	+	+	-	-	+	+	+	+	+	+	+	+	+	Flood zones 2 & 3 tidal.	No	0	

Suitability Stage 2																						
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Slope	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
TSC 46	+	+	+	+	-/+	+	+	+	+	-/+	+	+	-/+	-	+	+	+	-	+	Site TSC 46 is a brownfield site mixed garage and car/bike repairs which is partially within the conservation area. A small section of the site is in flood zone 2. The site has good access to local services including bus route and shops, the loss of the filling station and garage services would have a negative impact upon the services available and employment provision in the settlement but a positive affect on neighbouring amenity.	The Council is seeking to retain employment land unless the loss satisfies the parameters set out in CS policy CS10.	1
88																						0
419																						0
792																						0
371																						0
393																						0
417																						0
543																						0
575																						0
668																						0
685																						0
710																						0
885																						0
890																						0
947																						0
167																						0
284																						0
345																						0
349																						0



Site Ref	Availability			Achievability		Deliverable/Developable							Total	
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years		Notes
TSC 46	Housing, min 10 max 15	Site proposed for consideration by landowner therefore considered available.		1 M	L	0.2	0.2	24	5				Site accepted	5
88														0
419														0
792	Housing, 5 dwellings													0
371														0
393														0
417														0
543	Housing, up to 40 dwellings or more at planners' discretion / Possible school													0
575														0
668														0
685														0
710														0
885	Housing / Leisure													0
890	Housing / Leisure / Community & Health Facility													0
947														0
167														0
284														0
345														0
349	Residential													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 submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens								
409	Tilney All Saints	Tilney All Saints	RV	Commercial Nursery (Retail?)	B	Land at Shepherds Gate,	Clients of Peter Humphrey Associates Ltd	-	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	No	0
690	Tilney All Saints	Tilney All Saints	RV	Agricultural		Land at Tilney All Saints	Mr Robert Alston	+	+	+	-	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Wholly within Flood zone 2 tidal, partial flood zone 3 tidal.	No	0
988	Tilney All Saints	Tilney All Saints	RV	Vacant Field		Land at Lynn Road (A47),	Mr Martyn English	-	+	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal.	No	0	
344	Tilney All Saints,	Tilney All Saints,	RV	Agricultural		Land to the North East of Tilney Hall	H.E. Kitchen & Sons	-	+	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal.	No	0	
342	Tilney All Saints	Tilney All Saints	SVAH	Agricultural		Land near to Tilney Hall	H.E. Kitchen & Sons	-	+	+	-	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Wholly within Flood zone 2 tidal, partial flood zone 3.	No	0	
343	Tilney All Saints	Tilney All Saints	SVAH	Agricultural		Land on Church Lane	H.E. Kitchen & Sons	-	+	+	-	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Wholly within Flood zone 2 tidal, partial flood zone 3.	No	0	
329	Tilney All Saints	Tilney All Saints	SVAH	Grazing Cattle	G	Land to the East of School Road, North of Lynn Road,	Mr & Mrs C & K Goldsmith	-	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	No	0	
341	Tilney St Lawrence	Tilney Cum Islington	SVAH	Residential		Land at Lordsbridge	H.E. Kitchen & Sons	-	+	+	-	-	-/+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal and partial hazard zone.	No	0	
347	Wiggenhall St Germans	Lordsbridge	SVAH	Agricultural	G	Land adjacent to Lordsbridge	H.E. Kitchen & Sons	-	+	+	-	-	-	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal and hazard zone.	No	0	
348	Wiggenhall St Germans	Lordsbridge	SVAH	Agricultural	G	Land adjacent to College Farm and opposite Lordsbridge,	H.E. Kitchen & Sons	-	+	+	-	-	-/+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal and partial hazard zone.	No	0	
265	Tilney St Lawrence	Tilney St Lawrence	KRSC	Residential		Land at 82 to 88 Church Road,	Clients of G.R. Merchant Ltd	+	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Completely within flood zone 2 tidal.	No	0	

Suitability Stage 2																							
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Shape	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject	
409																						0	
690																							0
988																							0
344																							0
342																							0
343																							0
329																							0
341																							0
347																							0
348																							0
265																							0

Site Ref	Availability				Achievability		Deliverable/Developable							
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years	Notes	Total
409	Housing/Retail													0
690														0
988														0
344														0
342														0
343														0
329	Residential, 2 Bungalows													0
341														0
347	Residential													0
348	Residential													0
265														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 submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens							
266	Tilney St Lawrence	Tilney St Lawrence	KRSC	Agricultural		Land between playing field and St Magdalen Road,	Clients of G.R. Merchant Ltd	-	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 fluvial.	No	0
308	Tilney St Lawrence	Tilney St Lawrence	KRSC	Disused residential property and garden		White House Farm Cottages, Church Road,	Miss Eileen A. V. Dowsing	+	-/+	-/+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 & 3 fluvial and flood zone 2 tidal.	No. Site fully constrained.	0	
309	Tilney St Lawrence	Tilney St Lawrence	KRSC	Vacant Field		Land at White House Farm Cottages, Church Road,	Miss Eileen A. V. Dowsing	+	-/+	-/+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 & 3 fluvial and flood zone 2 tidal.	No. Site fully constrained.	0	
368	Tilney St Lawrence	Tilney St Lawrence	KRSC	Agricultural		Land at Spice Chase	Mr T. J. Burt	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Flood zones 2 & 3 fluvial.	No	0	
372	Tilney St Lawrence	Tilney St Lawrence	KRSC	Agricultural		Land at Terrington St John	Mr D. Granger	-	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	No	0	
475	Tilney St Lawrence	Tilney St Lawrence	KRSC	Agricultural		Garden Land to the Rear of 80 St Johns Road,	Clients of Ian H Bix & Associates	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 tidal.	No only small part of the site affected by flood zone.	0	
581	Tilney St Lawrence	Tilney St Lawrence	KRSC	Vacant Field		Site at School Road	Clients of Trundley Design Services	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Flood zones 2 & 3 fluvial.	No	0	
635	Tilney St Lawrence	Tilney St Lawrence	KRSC	Agricultural		Land off New Road,	Clients of John Martin and Associates	+	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Completely within flood zone 2 tidal.	No	0	
778	Tilney St Lawrence	Tilney St Lawrence	KRSC	Farming	G	Land NE of Aysgarth, New Road	Mrs Gillian Savage	+	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Completely within flood zone 2 tidal.	No	0	
779	Tilney St Lawrence	Tilney St Lawrence	KRSC	Industrial / HGV Yard		KGB Transport yard, 46-48 St John's Road, Tilney St Lawrence	Clients of Taylor Vinters	+	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Completely within flood zone 2 tidal.	No	0	
780	Tilney St Lawrence	Tilney St Lawrence	KRSC	Industrial / HGV Yard		KGB Transport yard, 46-48 St John's Road,	Clients of Adrian Parker Planning	+	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Completely within flood zone 2 tidal.	No	0	
855	Tilney St Lawrence	Tilney St Lawrence	KRSC	Agricultural		Land to the North East of Church Road	Client of Strutt & Parker	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Flood zones 2 & 3 fluvial.	No	0	
1126	Tilney St Lawrence	Tilney St Lawrence		Agriculture-up until recently were agricultural buildings on site. Site itself not used for agriculture but adjoining land to west in applicants ownership has been in agricultural use.	G	Land at Church Road, Tilney St Lawrence	Mr Dave Harris	+	-/+	-/+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 & 3 fluvial and flood zone 2 tidal.	Site fully constrained.	0	
TSL 01	Tilney St Lawrence	Tilney St Lawrence	KRSC			Land rear of Lynn Road	Freebridge Community Housing	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Flood zones 2 & 3 fluvial.	No	0	
257	Tilney St Lawrence	Tilney St Lawrence	KRSC	Vacant Field		Land adjacent to the Willows New Road	Miss Gillian Savage	-	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	No	0	
166	Tottenhill	Tottenhill	SVAH	Woodland		Meadow Farm	Clients 8 of Cruso & Wilkin	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development.	No	0	

Suitability Stage 2																							
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Slope	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling/access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject	
266																						0	
308																							0
309																							0
368																							0
372																							0
475																							0
581																							0
635																							0
778																							0
779																							0
780																							0
855																							0
1126																							0
TSL 01																							0
257																							0
166																							0

Site Ref	Availability			Achievability		Deliverable/Developable							Total	
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years		Notes
266														0
308	Housing, 1-4 dwellings													0
309														0
368														0
372														0
475														0
581														0
635														0
778	Housing, up to 50 dwellings, market housing													0
779														0
780														0
855														0
1126	Housing 3-8													0
TSL 01	Housing, min 7 max 11													0
257														0
166														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 submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens								
168	Tottenham	Tottenham	SVAH	Vacant Field		Willow Place & Green Lane	Clients 8 of Cruso & Wilkin	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development.	No	0
178	Tottenham	Tottenham	SVAH	Agricultural		Rectory Plot	Clients 8 of Cruso & Wilkin	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development.	No	0
202	Tottenham	Tottenham	SVAH	Vacant Field		Old Mill House	Clients 8 of Cruso & Wilkin	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development.	No	0
138	Upwell	Three Holes	RV	Grazing Land	G	Land at Village Hall, Main Road,	A.S.Johnson & Son Ltd	+	-	-	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	Flood zones 2, 3 fluvial & hazard zone.	No	0	
247	Upwell	Three Holes	RV	Agricultural	G	Land North of Bardyke Bank	Clients of Grahame Seaton	+	-/+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 & 3 fluvial.	No. Only a small area of the site unconstrained.	0	
359	Upwell	Three Holes	RV	Agricultural		Orchard area of Rheims House,	Mr & Mrs G J Mallett	-	-	-	+	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 fluvial & partially in hazard zone.	No	0	
407	Upwell	Three Holes	RV	Agricultural land	G	Land at Townsend Road,	Clients of Peter Humphrey Associates Ltd	+	-/+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 & 3 fluvial.	No. Only small unconstrained area.	0	
488	Upwell	Three Holes	RV	Agricultural		Land at The Bungalow, Main Road,	Clients of Ian J M Cable	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Flood zones 2 & 3 fluvial.	No	0	
1105	Upwell	Three Holes	RV	Grass / Domestic garden / Polytunnel, caravan.	G	Site adjacent to Croft Road and Main Road/A1101, Three Holes	Ashby & Perkins Architectural Technician Surveyors	+	-/+	-/+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 & 3 fluvial and hazard zone.	North section of the site if suitable access could be suitable.	1	
4	Upwell	Upwell	KRSC	Agricultural	G	Site between Ivy House and Orchard House Small Lode	Clerk to the Trustees, Town Lands Educational Foundation Outwell	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Part of site within 25m of settlement.	N/A	1	
962	Upwell	Upwell	KRSC	Agricultural		Land on Church Drove	Clients of Outwell Parish Council	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site is wholly within fluvial flood zone 2 and 3.	Site fails the principles of a sequential approach to development outlined in PPS25. Constraints cannot be overcome.	0	
426	Upwell	Upwell	KRSC	Commercial goods yard	B	Land r/o St Peters Road	Clients of Peter Humphrey Associates Ltd	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Site within 25m of settlement.	Part of site potentially suitable.	1	
34	Upwell	Upwell	KRSC	Residential	G	Land at St Peter's Road	Property Services	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	



Suitability Stage 2																							
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Shape	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject	
168																						0	
178																						0	
202																						0	
138																						0	
247																						0	
359																						0	
407																						0	
488																						0	
1105	+	-	+	+	-	+	+	+	+	+	+	+	-	+	-/+	+	+	+	-	Site 1150 is a large greenfield location and grade 1 agricultural land. However it is not used for agriculture, but as a mixture of uses currently. While there would be no townscape/ landscape issues there may be issues of overlooking for neighbouring properties. The site does not fit in with the form and character of the area. The site has very poor access down a track and is sat to the rear of existing properties. The site originally put forward includes some under flood risk.	The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility. The Highway Authority would favour allocations which are close to the main services and which have links into the local footway network this would not be possible in this instance. Reluctant to allocate on grade 1 land.	0	
4	+	-	+	+	-	+	+	+	+	+	+	+	+	+	-	+	+	+	-	Site 4 is a greenfield location outside built environment boundaries, remote from the services of the settlement and grade 1 agricultural land.	Reluctant to allocate on grade 1 land requirement to consult DEFRA regarding agricultural land classification. The Highway Authority would object if this site were included in the plan due to it being remote from the settlement.	0	
962																						0	
426	+		+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	-/+	-/+	Site 426 has a mix of commercial use and greenfield outside built environment boundaries. The commercial part of the site is within the conservation area. The greenfield land is grade 1 agricultural. The distribution/ storage yard is situated behind a large detached house but this brownfield part of the site could be redeveloped for residential. This would have a positive impact on the townscape/landscape, and amenity of local residents however may also result in the loss of some local employment.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The Council is seeking to retain employment land unless the loss satisfies the parameters set out in CS policy CS10. The commercial part of the site may be suitable if designed sensitively to limit any impact upon the conservation area and if the employment use is no longer viable.	1
34	+	-	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	-	Site 34 is a greenfield site completely within the conservation area and grade 1 agricultural land. This site are is not sufficient or suitable for strategic development/allocation.	Not sufficient size for consideration.	0	

Site Ref	Availability			Achievability		Deliverable/Developable							Total	
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years		Notes
168														0
178														0
202														0
138	Housing, 20-30 mixed dwellings													0
247														0
359														0
407														0
488														0
1105	Residential	Site proposed for consideration by the landowner therefore considered available.		1	M	L	2.2	0.4	24				Site not suitable	0
4		Site proposed for consideration by landowner therefore considered available.		1	M	L	0.1	0.1	24				Site not suitable on highways grounds.	0
962														0
426	Housing	Site proposed for consideration by landowner (see ref 1087) an agent (see ref: 426) and the Parish Council (see refs: 1089 & 682) therefore considered available.		1	M	M	2.9	1.5	24				Site already counted see ref: 1087	0
34	Residential	Site proposed for consideration by landowner therefore considered available.		1	M	L	0.03	0.03	24				Site not of a suitable size for allocation.	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 submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens								
80	Upwell	Upwell	KRSC	Agricultural		Land fronting Small Lode	Clients of Maxey & Son	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development.	No	0
81	Upwell	Upwell	KRSC	Agricultural / Residential		Land east of Small Lode	Clients of Maxey & Son	+	-/+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 & 3 fluvial.	Yes. Relatively small North section constrained.	1	
82	Upwell	Upwell	KRSC	Residential		Land adjacent Lode House	Clients of Maxey & Son	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	
114	Upwell	Upwell	KRSC	Agricultural		The Coach Depot & Agricultural Land behind depot to Black Drove School Road	Upwell & District Coaches	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	
132	Upwell	Upwell	KRSC	Residential		Land adjacent and rear of Chapel Cottage, New Road	Clients of Neville Turner	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	
150	Upwell	Upwell	KRSC	Agricultural		Land to rear of 141 School Road	Clients of Grahame Seaton	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	
248	Upwell	Upwell	KRSC	Agricultural		Land North of Croft House Farm Croft Road	Clients of Grahame Seaton	+	-/+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 & 3 fluvial.	No. Only a small area of the site unconstrained.	0	

Suitability Stage 2																						
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Shape	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
80																						0
81	-/+	-	+	+	-	+	+	+	-/+	-/+	+	+	-	+	-	+	+	+	-	Site 81 is primarily a greenfield site outside built environment boundaries and has been suggested as an amendment to the built environment boundary. The site is grade 1 agricultural land and covers an area either side of the highway and also includes some low density residential uses. The site overlaps with a number of other sites including 80, 715 and 374. The access road is narrow and unmarked and there are no footpaths. Do not consider it is within reasonable walking distance of services. This allocation is remote from the settlement. The Highway Authority would object if this site were included in the plan. Mature trees on border of some of the site. The site is a significant size and as a whole would be too large for the scale of development considered appropriate. It is likely it is also within different ownerships, as well as uses and this may make	No the site is not suitable on highways grounds due to distance to services. The Highway Authority would object if this site were included in the plan.	0
82	+	-	+	+	-	+	+	-/+	-/+	-/+	+	+	-/+	+	+	+	+	+	+	Site 82 is a garden site, completely within the conservation area, two of the boundaries are confined by TPO's. The highways authority considers the site to be remote from key services.	The Highway Authority feel that this site is remote from the key services of settlement and they would object if this site were included in the plan. However in this instance following a site visit it is felt that the site is well located to the local centre and is therefore further discussion would be required prior to allocation. Any design would need to consider the protected trees	1
114	+	-	+	-	+	+	+	+	+	-/+	+	+	-/+	+	+	+	+	+	-	Site 114 is partially brownfield but majority greenfield outside built environment boundaries, the brownfield element is completely within the conservation area. The site is grade 1 agricultural land. Would not be appropriate to develop the greenfield part of the site as this would be contrary to the form and character, and impact on the landscape. The brownfield part of the site is surrounded by residential uses, and development here is unlikely to have a significant impact on the amenity of neighbouring properties. However this is unlikely to be of a sufficient size to be allocated. The highways authority considers the site to be remote from key services.	Reluctant to allocate on grade 1 land & the Highway Authority would object if this site were included in the plan.	0
132	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	-/+	Site 132 is greenfield garden land. It is completely within the conservation area. The dwelling to the front of the site appears to be under renovation, however this would need to be removed to allow access into the site. The remainder of the site is overgrown. Redevelopment of the site is unlikely to have a detrimental impact on the amenity of the neighbourhood. Local services neighbour the site. Subject to a safe access being made the Highway Authority would not object if this site were included in the plan.	Providing the dwelling on the site could be removed to enable access this site may be suitable.	1
150	+	-	+	+	-	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	Site 150 is a greenfield site garden site outside built environment boundaries. It is a treed area that appears to form part of the curtilage to a property. Access from School Road is poor to the site, a more suitable access appears to be via Baptiste Road, and more importantly the site size is not sufficient to allocate for development here. The highways authority considers the site to be remote from key services.	Reluctant to allocate on grade 1 land. The Highway Authority would object if this site were included in the plan.	0
248																						0

Site Ref	Availability			Achievability		Deliverable/Developable							Total	
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years		Notes
80														0
81		Site proposed for consideration by the Agent acting on behalf of the site owner for site reference 80 as an amendment to the development boundary therefore on a small part of the site is considered available and that area has been considered as site reference 80.	No	0			3.4	1.5	24				Site not suitable nor considered available	0
82		Site proposed for consideration by the landowner (see ref:995) and through an Agent therefore considered available.		1			0.7	0.6	24				Site already counted see ref.995	0
114		Site proposed for consideration by the landowner therefore considered available.		1			1.7	1.5	24				Site not suitable following highways authority objection	0
132		Site proposed for consideration by the landowner through an Agent therefore considered available.		1			0.1	0.1	24		3			3
150		Site proposed for consideration by the landowner through an Agent therefore considered available.		1			0.3	0.3	24				Site not suitable following highways authority objection	0
248														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 submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens					
249	Upwell	Upwell	KRSC	Agricultural		Land West of Townley Close Upwell	Clients of Grahame Seaton	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
277	Upwell	Upwell	KRSC	Agricultural		Land at Stonehouse Road	Clients of Grounds & Co	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
299	Upwell	Upwell	KRSC	Residential		Land South of the Brimbles, Pious Drove	Mr & Mrs P. Tibbs	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development.	No	0
300	Upwell	Upwell	KRSC	Agricultural		Land joining both Stonehouse Road and Green Road, (opposite village playing field)	Mr R N Boyce	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
326	Upwell	Upwell	KRSC	Agricultural		Field 452 New Road (TF 5001 Grid 7688)	Mr A. R. Lunn	-	-/+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site too far from defined settlement to be suitable. Partially within flood zones 2 & 3 fluvial.	No.	0
327	Upwell	Upwell	KRSC	Agricultural		Land at Pinfold Drove	Mr A. R. Lunn	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
328	Upwell	Upwell	KRSC	Agricultural		Field Ref. 427 Stonehouse Road (TF5002 Grid 5020)	Mr A. R. Lunn	-	-/+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Partially within fluvial flood zones 2 & 3	No	0

Suitability Stage 2																						
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Shape	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
249	-/+	-	+	+	+	+	+	+	+	+	+	+	-/+	+	+	+	+	+	-	Site 249 is a greenfield site and grade 1 agricultural land. However the site is well located close to services/facilities and public transport routes. Currently used as part of a larger grassed paddock area with a high fence surrounding the site, part of the site includes agricultural buildings. Should be considered alongside site 524 to make up a larger site and could improve access into the site, this would also improve access to facilities/services etc. An alternative access could be from site 678. Surrounded by residential uses, community facilities and open space.	The Highway Authority feel that this site is remote from the key services of settlement and they would object if this site were included in the plan. However in this instance following a site visit it is felt that the site is well located to the local centre therefore more discussion would be required prior to allocation.	1
277	+	-/+	+	+	+	+	+	+	-/+	-/+	+	+	-/+	+	+	+	+	+	-	Site 277 is a greenfield site and grade 1 agricultural land. The site includes an area of agricultural land, caravans, a derelict property and outbuildings and residential development. Its is surrounded by agricultural land, and a small amount of residential. The site is within walking distance of services/ facilities. Access around the site is relatively poor however and this would impact on the scale of development appropriate. There are also no existing footpaths around the site. Also refer to site 300.	The Highway Authority feel that this site is remote from the key services of settlement and they would object if this site were included in the plan. However in this instance following a site visit it is felt that the site is well located to the local centre therefore more discussion would be required prior to allocation.	1
299																						0
300	+	-/+	+	+	+	+	+	+	-/+	-/+	+	+	-/+	+	+	+	+	+	-	Site 300 is a greenfield site and grade 1 agricultural land. The site includes an area of agricultural land, caravans and residential development. Its is surrounded by agricultural land, and a small amount of residential. The site is within walking distance of services/ facilities. Access around the site is relatively poor however and this would impact on the scale of development appropriate. There are also no existing footpaths around the site. Also refer to site 277.	The Highway Authority feel that this site is remote from the key services of settlement and they would object if this site were included in the plan. However in this instance following a site visit it is felt that the site is well located to the local centre therefore more discussion would be required prior to allocation.	1
326																						0
327	+	-	+	-	-	+	+	+	-/+	-	+	+	-/+	+	+	+	+	+	-	Site 327 is a partial greenfield site (grade 1 agricultural), and partially within the conservation area. The front of the site includes a number of residential properties. There is also a storage yard area between the properties and agricultural land. The site is within easy walking distance of services. Although there is only a single track alongside the site and no footpaths. The Highways Authority feel that the site is remote from the settlement and would object if this site were included in the plan. Towards the front of the site the surrounding uses are residential and to the rear agricultural land, it is unlikely the front of the site would be redeveloped to improve access to the rear. The shape and position in relation to the village would result in a negative impact upon the character/pattern of the settlement.	The Highway Authority feel that this site is remote from the key services of settlement and they would object if this site were included in the plan. However in this instance following a site visit it is felt that the site is well located to the local centre, however the narrow access road and lack of pavement makes the site unsuitable. The impact of development on the character/pattern of the settlement is unacceptable.	0
328																						0

Site Ref	Availability			Achievability		Deliverable/Developable							Total	
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years		Notes
249		Site proposed for consideration by landowner through an Agent and a section suggested by the Parish Council therefore considered available.		1	M	L	3.1	1.5	24			36	Site not suitable following highways authority objection but following a site visit considered well located.	36
277		Site proposed for consideration by the landowner (see ref 300) and through an Agent therefore considered available.		1	M	L	1.2	1.1	24			26	Site not suitable following highways authority objection but following a site visit considered well located.	26
299														0
300		Site proposed for consideration by the landowner and through an Agent (see ref: 277) therefore considered available.		1	M	L	0.4	0.4	24			10	Site not suitable following highways authority objection but following a site visit considered well located.	10
326														0
327		Site proposed for consideration by the landowner therefore considered available.		1	M	L	1.2	1.1	24				Site not suitable	0
328														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 submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens				
358	Upwell	Upwell	KRSC	Agricultural		Land East of Health Centre,	Mr K W A Bradley	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
374	Upwell	Upwell	KRSC	Agricultural		Field on south side of Small Lode (between Nos. 138 & 152 Small Lode)	Mr M A Miles	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
397	Upwell	Upwell	KRSC	Industrial		Land at March Riverside, (increased land available on site)	Clients of Peter Humphrey Associates Ltd	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
410	Upwell	Upwell	KRSC	Agricultural land	G	Land at Dovecote Road / Croft Road, (East of Croft House Farm),	Clients of Peter Humphrey Associates Ltd	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
418	Upwell	Upwell	KRSC	Agricultural land	G	Land at Dovecote Road / Croft Road, (NW of Croft House Farm)	Clients of Peter Humphrey Associates Ltd	+	-/+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 & 3 fluvial.	Yes. Unconstrained area may be suitable.	1

Suitability Stage 2																						
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Shape	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
358	+	-	+	+	+	+	+	+	-	-/+	+	+	-/+	+	+	+	+	+	-	Site 358 is a greenfield site and grade 1 agricultural land. It appears to be a wooded area and is currently well screened from any public viewpoint. It is well located within walking distance of services/ facilities and bus stops, and access would not be a problem on the site. It is surrounded by residential uses, and opposite agricultural land.	The Highway Authority feel that this site is remote from the key services of settlement and they would object if this site were included in the plan. However in this instance following a site visit it is felt that the site is well located to the local centre therefore more discussion would be required prior to allocation.	1
374	-/+	-	+	+	-	+	+	+	-/+	-/+	+	+	-/+	+	+	+	+	+	-	Site 374 is a greenfield site and grade 1 agricultural land, currently in use for agriculture. The site is a significant size and as a whole would be too large for the scale of development considered appropriate. There would be a loss of view from the road across the countryside. The access road is narrow and there are no footpaths. Surrounding uses are low density residential and agricultural. Do not consider it is within reasonable walking distance of services. The Highway Authority considers this site remote from the settlement and would object if this site were included in the plan.	The site is not suitable on highways grounds by nature of it's location. Reluctant to allocate on grade 1 land.	0
397	+	+	+	+	-	+	+	+	+	+	+	+	+	+	-	+	+	-/+	+	Site 397 is a brownfield site partially within the conservation area. While the loss of an employment related use may result in the loss of some local jobs the site appears to be mainly used for storage of vehicles/machinery. The site is surrounded by residential uses and is located close to services. The redevelopment of this site for residential uses would have a positive effect on the amenity of neighbouring properties and on the townscape/ landscape in the village. There may be some contamination on the land because of the storage of vehicles, and given the shape of the site it may not be appropriate to develop the full depth of the site. The Highways Authority consider the surrounding highway very narrow and is not appropriate for this allocation. The Highway Authority would object if this site were included in any plan.	The site is not suitable on highways grounds by nature of it's location. Reluctant to allocate on grade 1 land.	0
410	-/+	-	+	+	-	+	+	+	+	-/+	+	+	-/+	+	-	+	+	+	-	Site 410 is a greenfield site outside built environment boundaries, with some flood issues and grade 1 agricultural land. There are dwellings opposite and alongside the site, although these are all of a low density. Unlikely to walk/cycle into village 'centre' and few services here. Dyke across front of site and some established trees. Will block some views into fen landscape, but could continue existing frontage of development. The Highway Authority considers this site remote from the settlement.	The Highway Authority would object if this site were included in the plan. Reluctant to allocate on grade 1 land.	0
418	-/+	-	+	+	+	+	+	+	+	-	+	+	-/+	+	-	+	+	+	-	Site 418 is a large greenfield site outside built environment boundaries and grade 1 agricultural land. Low density properties opposite but would interrupt view across fen landscape. Unlikely to walk/cycle to village 'centre' and few services here. Site has a rural feel and there is not a natural frontage on this side of highway to continue. Dyke across front of site. Also partially at flood risk. The Highway Authority considers this site remote from the settlement.	The Highway Authority would object if this site were included in the plan. Reluctant to allocate on grade 1 land requirement to consult DEFRA regarding agricultural land classification.	1

Site Ref	Availability			Achievability		Deliverable/Developable							Total	
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years		Notes
358		Site proposed for consideration by the landowner and an agent (see ref: 527) therefore considered available.		1	M	L	1.7	1.5	24			36		36
374		Site proposed for consideration by the landowner therefore considered available.		0	M	L	2.6	1.5	24				Site not suitable following highways authority objection	0
397		Site proposed for consideration by the landowner (see ref: 741), Parish Council (ref: 679) and an Agent twice (ref: 397 & 411) therefore considered available.		1	M	L	1.3	1.3	24				Site not suitable following highways authority objection	0
410		Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	0.4	0.4	24				Site not suitable on highways grounds.	0
418		Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	1.8	0.7	24				Site not suitable on highways grounds.	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 submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument				Historic Parks and gardens		
411	Upwell	Upwell	KRSC	Industrial		Land at Newbridge,	Clients of Peter Humphrey Associates Ltd	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
438	Upwell	Upwell	KRSC	Agricultural	G	Land North of Town Street,	Clients of Richard Brown MSc	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
524	Upwell	Upwell	KRSC	Vacant Field		Land at New Road	Clients of Grahame Seaton	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
527	Upwell	Upwell	KRSC	Agricultural		Land at New Road	Clients of Pelorus Planning and Property Consultants Ltd	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
605	Upwell	Upwell	KRSC	Vacant Field		Land at Three Holes,	Mr Richard Johnson	+	-	-	+	+	-	+	+	+	+	+	+	+	+	+	Flood zones 2, 3 fluvial & hazard zone.	No	0	
607	Upwell	Upwell	KRSC	Agricultural		Land East of Listers Road	Mr N Nelson	+	-/*	-/*	+	+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 & 3 fluvial.	Yes. North/East section of the site if suitable access could be be suitable.	1	

Suitability Stage 2																						
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Shape	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution / contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
411	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	-/+	+	Site 411 is a brownfield site partially within the conservation area. While the loss of an employment related use may result in the loss of some local jobs the site appears to be mainly used for storage of vehicles/machinery. The site is surrounded by residential uses and is located close to services. The redevelopment of this site for residential uses would have a positive effect on the amenity of neighbouring properties and on the townscape/ landscape in the village. There may be some contamination on the land because of the storage of vehicles, and given the shape of the site it may not be appropriate to develop the full depth of the site. The Highways Authority consider the surrounding highway very narrow and is not appropriate for this allocation. The Highway Authority would object if this site were included in any plan.	The site is not suitable on highways grounds by nature of it's location. Reluctant to allocate on grade 1 land.	0
438	-/+	-	+	+	-	+	+	+	-/+	-/+	+	+	-/+	+	+	+	+	+	-	Site 438 is a greenfield site, covering a very large area and is grade 1 agricultural land. The site is situated to the rear of residential properties and gardens in the village, and is then surrounded by agricultural land and countryside. No access provided on to Town Street and only on to Thurlands Drove which is to remote from the settlement and would be limiting particularly given the size of the site put forward. The South Eastern area of the site would be within walking distance of services and facilities but the remainder is to remote. The highways Authority consider the site to remote from the settlement.	The site is not suitable on highways grounds by nature of access only provided on to Thurlands Drove. Reluctant to allocate on grade 1 land.	0
524	+	-	+	+	+	+	+	+	+	+	+	+	-/+	+	+	+	+	+	-	Site 524 is a greenfield site and grade 1 agricultural land. However the site is well located extremely close to services/facilities and public transport routes. Currently used as part of a larger grassed paddock area with a high fence surrounding the site. Good access into site. Should be considered alongside sites 249 and 678 to make up a larger site. Surrounded by community facilities and residential uses.	The Highway Authority feel that this site is remote from the key services of settlement and they would object if this site were included in the plan. However in this instance following a site visit it is felt that the site is well located to the local centre therefore more discussion would be required prior to allocation.	1
527	+	-	+	+	+	+	+	+	-	-/+	+	+	-/+	+	+	+	+	+	-	Site 527 is a greenfield site and grade 1 agricultural land. It appears to be a wooded area and is currently well screened from any public viewpoint. It is well located within walking distance of services/ facilities and bus stops, and access would not be a problem on the site. It is surrounded by residential uses, and opposite agricultural land.	The Highway Authority feel that this site is remote from the key services of settlement and they would object if this site were included in the plan. However in this instance following a site visit it is felt that the site is well located to the local centre therefore more discussion would be required prior to allocation.	1
605																						
607	-/+	-	+	+	-	+	+	+	-/+	-/+	+	+	-/+	+	-	+	+	+	-	Site 607 is a greenfield site, covering a very large area and is grade 1 agricultural land. This site is currently in use as a farm and as well as agricultural land includes agricultural sheds and two properties. The site is beyond the existing built extent of the village, and is barely walkable to local services. The site is surrounded on one side by agricultural land and on the other low density residential uses. Access into the site would be fine, and there are footpaths leading to the site. The site in its entirety is to large for the size of the settlement but could potentially be subdivided. Consideration should be given to accessing the site and the loss of the existing residential properties may be necessary to create a sustainable scheme.	The Highway Authority would object if this site were included in the plan due to it being remote from the settlement. Reluctant to allocate on grade 1 land.	0

Site Ref	Availability			Achievability		Deliverable/Developable							Total	
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years		Notes
411		Site proposed for consideration by the landowner (see ref: 741), Parish Council (ref: 679) and an Agent twice (ref: 397 & 411) therefore considered available.		1	M	L	0.9	0.9	24				Site not suitable following highways authority objection	0
438	Housing (retirement/affordable/first time buyer) Employment (B1) Retail (Local shop) Leisure (Community facility) Health (Care Home) Nature Reserve	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	19.1	1.5	24				Site not suitable following highways authority objection.	0
524		Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	0.5	0.5	24		12		Site not suitable following highways authority objection but following a site visit considered well located.	12
527		Site proposed for consideration by the landowner (see ref: 358) and an agent therefore considered available.		1	M	L	1.7	1.5	24		36		Site not suitable following highways authority objection but following a site visit considered well located.	36
605														0
607		Site proposed for consideration by landowner therefore considered available.		1	M	L	10.1	1.5	24				Site not suitable following highways authority objection.	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 submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens					
636	Upwell	Upwell	KRSC	Agricultural		Smallholding land attached to Staats Burg, Pious Drove,	Mr Edwin Broad	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
638	Upwell	Upwell	KRSC	Agricultural		Land at Mill Drove & Land at Stone House Road	Miss Catherine Goodley	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
639	Upwell	Upwell	KRSC	Agricultural		Land at Mill Drove & Land at Stone House Road	Miss Catherine Goodley	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints (3 separate sites).		1
651	Upwell	Upwell	KRSC	Residential		Land at Tramway Villa and the adjoining land off Stonehouse Road,	Mr & Mrs Matthew Leet	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development.	No	0
675	Upwell	Upwell	KRSC	Vacant Field		Land off Town Street		-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development.	No	0
678	Upwell	Upwell	KRSC	Agricultural		Small frontage in Lowside between Manor grounds and the footpath leading to Townsley Close	Upwell Parish Council	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
679	Upwell	Upwell	KRSC	Industrial		Parcel of land between Hall Bridge Estate and the trees behind The Beeches	Upwell Parish Council	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
680	Upwell	Upwell	KRSC	Agricultural		The road frontage at Three Holes from Bridge House to the Council Houses	Upwell Parish Council	+	-	-	+	+	-/+	+	+	+	+	+	+	+	+	+	+	Flood zones 2 & 3 fluvial & partially in hazard zone.	No	0

Suitability Stage 2																						
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Slope	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution / contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
636	-/+	-	+	+	-/+	+	+	+	-/+	-/+	+	+	-/+	+	+	+	+	-	-	Site 636 is a greenfield site and grade 1 agricultural land, currently in use partially as a nursery. The site includes some buildings and tunnels etc and a yard area while being surrounded by agricultural land and to the rear of some residential. The site is within walking distance of services. Full extent of the site is too large, however could the site be sub divided. Access could be provided depending on extent of site. Would result in the potential loss of employment within the village.	Reluctant to allocate on grade 1 land but if required this site would be suitable providing the loss of employment land can be justified.	1
638	-/+	-	+	-	-	+	+	+	+	-	+	+	-/+	+	-/+	+	-/+	+	-	Site 638 is a piece of land to the east of St Peters Road. This is a greenfield site with a small access onto the road but a long thin site which is set behind the built frontage. Development on this site would be out of character and not appropriate at the scale put forward. The long thin access would not be a suitable access for large scale development.	The Highway Authority would object if included in the plan. Reluctant to allocate on grade 1 land. The impact upon the character/pattern of the settlement would be unacceptable.	0
639	-/+	-	+	+	-	+	+	+	+	-/+	+	+	-/+	+	-	+	-/+	+	-	Site 639 relates to 3 separate greenfield parcels of land submitted by the Landowner. They cover a very large area and is grade 1 agricultural land. They are partially within the conservation area and have a right of way across one site. Plus has hedgerows and dykes at some boundaries. The sites are surrounded by residential and agricultural uses, and there is unlikely to be much loss of amenity to neighbouring dwellings. The Highway Authority feel that the surrounding highway is too narrow and they would object if included in the plan.	The site is not suitable on highways grounds by nature of it's location. Reluctant to allocate on grade 1 land.	0
651																						0
675																						0
678	-/+	-	+	-/+	+	+	+	+	+	-/+	+	+	-/+	+	+	+	+	+	-	Site 678 is a greenfield site and grade 1 agricultural land. It includes a route of access to site 249 and should be considered alongside site 249. It is a long thin site and could only accommodate a smaller number of properties. The site is currently well maintained and can be seen as a green corridor from the street scene. It is surrounded by residential uses and greenfield sites, and is within walking distance to services and bus stops.	The Highway Authority feel that this site is remote from the key services of settlement and they would object if this site were included in the plan. However in this instance following a site visit it is felt that the site is well located to the local centre and is therefore further discussion would be required prior to allocation.	1
679	+	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	-/+	+	Site 679 is a brownfield site partially within the conservation area. While the loss of an employment related use may result in the loss of some local jobs the site appears to be mainly used for storage of vehicles/machinery. The site is part of a larger site also put forward. It is surrounded by residential uses and is located close to services. The redevelopment of this site for residential uses would have a positive effect on the amenity of neighbouring properties and on the townscape/ landscape in the village. There may be some contamination on the land because of the storage of vehicles. If this site alone was considered there would be concerns with accessing the land. The Highways Authority consider the surrounding highway very narrow and is not appropriate for this allocation. The Highway Authority would object if this site were included in any plan.	The site is not suitable on highways grounds by nature of it's location. Reluctant to allocate on grade 1 land.	0
680																						0



Site Ref	Availability			Achievability		Deliverable/Developable							Total	
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years		Notes
636		Site proposed for consideration by landowner therefore considered available.		1 M	L	3.5	1.5	24			36			36
638		Site proposed for consideration by landowner therefore considered available.		1 M	L	1.6	1.5	24					Site not suitable following highways authority objection.	0
639		Site proposed for consideration by landowner therefore considered available.		1 M	L	12.3	1.5	24					Site not suitable following highways authority objection.	0
651														0
675														0
678		Site proposed for consideration by the Parish Council and not the landowner therefore considered unavailable.	If the Landowner comes forward to demonstrate availability.	0 M	L	0.1	0.1	24					Site not considered available	0
679		Site proposed for consideration by the landowner (see ref: 741), Parish Council (ref: 679) and an Agent twice (ref: 397 & 411) therefore considered available.		0 M	L	0.2	0.2	24					Site not suitable following highways authority objection nor considered available.	0
680														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 submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument				Historic Parks and gardens	
681	Upwell	Upwell	KRSC	Agricultural		The old school playing field site on Lowside	Upwell Parish Council	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
682	Upwell	Upwell	KRSC	Agricultural / Industrial	G	Blunt's Field in St Peters Road which may be suitable for a small estate reduce to frontage only withdraw rest of site	Upwell Parish Council	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
715	Upwell	Upwell	KRSC	Residential	G	Land adjacent 99 Small Lode,	Mr Nigel Heggie	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
741	Upwell	Upwell	KRSC	Industrial		Land to the North of Hall Bridge Road,	Mr Martin Pope	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
765	Upwell	Upwell	KRSC	Agricultural		Land at Baptist Road, Upwell	Mr David Lawrence	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
805	Upwell	Upwell	KRSC	Agricultural		Land at 65 St Peters Road	Upwell Consolidated Charities	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1

Suitability Stage 2																						
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Slope	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution / contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
681	+	-	+	+	-/+	+	+	+	-/+	-/+	+	+	+	+	+	+	+	+	-	Site 681 is a greenfield site and grade 1 agricultural land, although doesn't appear to be in active use. The site would mean a loss of a public viewpoint across the countryside. The Highway Authority would object if this site were included in the plan as they consider it remote from the key services of settlement. No access issues and there are footpaths alongside the site. Neighbouring uses are agriculture and a new residential development neighbours the site. Site is within walking distance of services.	The Highway Authority feel that this site is remote from the key services of settlement and they would object if this site were included in the plan. However in this instance following a site visit it is felt that the site is well located to the local centre and is therefore further discussion would be required prior to allocation.	1
682	-/+	-	+	+	+	+	+	+	+	-/+	+	+	-/+	+	+	+	+	-/+	-	Site 682 is a large primarily greenfield site outside built environment boundaries and grade 1 agricultural land. Part of the site includes a storage/ distribution yard within the conservation area. The submission shows no access to the highway, access could be achieved across land submitted as site ref 426, 1086 & 1087. The site is too large in size and scale to be developed in its entirety as would be completely out of character with the established settlement pattern. The brownfield element of the site has been registered as part of a different site, and it would seem more appropriate to consider the redevelopment of this part only.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The Council is seeking to retain employment land unless the loss satisfies the parameters set out in CS policy CS10. The commercial part of the site may be suitable if designed sensitively to limit any impact upon the conservation area and if the employment use is no longer viable. Reluctant to allocate on grade 1 land. Subject to a safe access being made the Highway Authority would not object if this site were included in the plan.	1
715	+	-	+	+	-	+	+	+	-/+	-/+	+	+	-/+	+	-/+	+	+	-/+	-	Site 715 is a greenfield site and grade 1 agricultural land. The site is currently used as scrubland. The access road is narrow and unmarked and there are no footpaths. There are residential uses surrounding the site, and at low density. The site is just beyond walking distance. Mature trees on border of site.	The Highway Authority would object if this site were included in the plan. Reluctant to allocate on grade 1 land.	0
741	+	+	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	-/+	+	Site 679 is a brownfield site partially within the conservation area. While the loss of an employment related use may result in the loss of some local jobs the site appears to be mainly used for storage of vehicles/machinery. The site is part of a larger site also put forward. It is surrounded by residential uses and is located close to services. The redevelopment of this site for residential uses would have a positive effect on the amenity of neighbouring properties and on the townscape/ landscape in the village. There may be some contamination on the land because of the storage of vehicles, and given the shape of the site it may not be appropriate to develop the full depth of the site. If this site alone was considered there would be concerns with accessing the land. The Highways Authority consider the surrounding highway very narrow and is not appropriate for this allocation. The Highway Authority would object if this site were included in any plan.	The site is not suitable on highways grounds by nature of it's location and the Highway Authority would object if this site were included in any plan. Reluctant to allocate on grade 1 land.	0
765	-/+	-	+	+	-/+	+	+	+	+	-/+	+	+	-/+	+	+	+	+	+	-	Site 765 is a greenfield site and grade 1 agricultural land. The site is quite small for allocation, and while it does border a residential property and a haulage yard does have the feeling of a rural setting. Subject to a safe access being made the Highway Authority would not object if this site were included in the plan.	Reluctant to allocate on grade 1 land, DEFRA would need to be consulted prior to allocation. The impact upon the form and character of the area would need to be mitigated against.	1
805	+	-	+	+	-/+	+	+	+	+	-/+	+	+	-/+	+	+	+	+	+	-	Site 805 is a greenfield location and grade 1 agricultural land, although isn't used as such. The land is currently grassed with a detached property at the entrance to the site. Would be little impact on the townscape/ landscape at the front of the site but development to the rear of the site would impact on the fen landscape. The site is partially within the conservation area, development of the site for residential use may affect the amenity of neighbouring properties but not to a significant extent. The site should not be developed in its entirety as this would not complement the form and character of the area and would represent backland development.	The impact upon the form and character of the area would be unacceptable. Reluctant to allocate on grade 1 land.	0

Site Ref	Availability			Achievability			Deliverable/Developable							
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years	Notes	Total
681		Site proposed for consideration by the Parish Council and not the landowner therefore considered unavailable.	If the Landowner comes forward to demonstrate availability.	0	M	L	1.8	1.5	24				Site not considered available	0
682		Site proposed for consideration by the Parish Council and not the landowner therefore considered unavailable.	If the Landowner comes forward to demonstrate availability.	0	M	L	2.8	1.5	24				Site not considered available	0
715		Site proposed for consideration by the landowner therefore considered available.		1	M	L	0.2	0.2	24				Site not suitable on highways objection	0
741		Site proposed for consideration by the landowner (see ref: 741), Parish Council (ref: 679) and an Agent twice (ref: 397 & 411) therefore considered available.		1	M	L	0.9	0.9	24				Site not suitable following highways authority objection	0
765		Site proposed for consideration by the landowner therefore considered available.		1	M	L	0.2	0.2	24			5		5
805		Site proposed for consideration by the landowner therefore considered available.		1	M	L	1.5	1.5	24				Site not suitable.	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 submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens							
880	Upwell	Upwell	KRSC	Agricultural		Land between New Road and Green Road	Upwell Parish Council	-	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 fluvial.	No	0
1049	Upwell	Upwell	KRSC	Agricultural / Residential		Land at Black House & Trevordale House, Pius Drove,	Upwell Parish Council	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	
1050	Upwell	Upwell	KRSC	Agricultural		Land between 41 & 57 at Small Lode,	Upwell Parish Council	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	
1087	Upwell	Upwell	KRSC	Agricultural / Industrial		Land behind 60, St Peters Road, Upwell, PE14 9EJ	Mr James Brighty	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	
1089	Upwell	Upwell	KRSC	Agricultural / Industrial		Land Adjacent to and behind the existing food processing plant known as W J Brighty & Son, 60 St Peter's Road	Upwell Parish Council	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	
1090	Upwell	Upwell	KRSC	Residential		Land surrounding Acton House, Town Street, Upwell	Mrs L. Brighty	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	
1099	Upwell	Upwell	KRSC	Agricultural		Land at New Road, Upwell	Mr & Mrs Redwoth	-	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 fluvial.	No	0	
908	Walpole	Walpole Marsh	RV	Grass field / Paddock	G	Land to North West of Model Farm, Frenchs Road	Client 2 of Bateman Farms	+	+	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal.	No	0	
910	Walpole	Walpole Marsh	RV	Agricultural	G	Land to North West of Fairview, Frenchs Road	Client 4 of Bateman Farms	-	+	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal.	No	0	

Suitability Stage 2																						
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Shape	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
880																						0
1049	+	-	+	-/+	-/+	+	+	+	-/+	-/+	+	+	+	+	+	+	+	+	-	Site 1049 is a greenfield location and grade 1 agricultural land.	Subject to a safe access and local improvements being made to the footway network the Highway Authority would not object if this site were included in the plan. Reluctant to allocate on grade 1 land, DEFRA would need to be consulted prior to allocation.	1
1050	+	-	+	+	-	+	+	+	+	+	+	+	-/+	+	-/+	+	+	+	-	Site 1050 is a greenfield location and grade 1 agricultural land. This site is the frontage part of a larger agricultural field. No access concerns and there is a footpath in place alongside the site. There are residential uses neighbouring and opposite the site. Services are within walking distance. There may be some mature trees on the site boundary.	The Highway Authority feel that this site is remote from the key services of settlement and they would object if this site were included in the plan. However in this instance following a site visit it is felt that the site is well located to the local centre and is therefore further discussion would be required prior to allocation. Reluctant to allocate on grade 1 land, DEFRA would need to be consulted prior to allocation.	1
1087	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	-	-/+	Site 1087 has a mix of commercial use and greenfield. The commercial part of the site is within the conservation area. The greenfield land is grade 1 agricultural. The distribution/ storage yard is situated behind a large detached house but this brownfield part of the site could be redeveloped for residential. This would have a positive impact on the townscape/landscape, and amenity of local residents however may also result in the loss of some local employment.	Yes the commercial part of the site may be suitable if designed sensitively to limit any impact upon the conservation area and if the employment use is no longer viable.	1
1089	+	+	+	+	+	+	+	+	+	+	+	-/+	+	+	+	+	+	-	+	Site 1089 is a commercial use and within the conservation area. The distribution/ storage yard is situated behind a large detached house but this brownfield part of the site could be redeveloped for residential. This would have a positive impact on the townscape/landscape, and amenity of local residents however may also result in the loss of some local employment.	Yes the site may be suitable if designed sensitively to limit any impact upon the conservation area and if the employment use is no longer viable.	1
1090	-/+	-	+	+	-/+	+	+	+	+	-/+	+	+	-/+	+	+	+	+	+	+	Site 1090 is a garden site completely within the conservation area. Given the form and character of the area it would be inappropriate to allocate the garden for development. Access to the site would be to the side of a newly constructed detached property and development here could have a detrimental impact on neighbouring properties.	No	0
1099																						0
908																						
910																						

Site Ref	Availability				Achievability		Deliverable/Developable							Total
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years	Notes	
880														0
1049		Site in it's entirety is proposed for consideration by the Parish Council, the landowner through an agent has proposed only part of the site therefore considered partially available.	The whole site can be considered available if the Landowner comes forward to demonstrate availability.	1 M	L		0.3	0.3	24				Site already counted see ref.380	0
1050		Site proposed for consideration by the Parish Council and not the landowner therefore considered unavailable.	If the Landowner comes forward to demonstrate availability.	0 M	L		0.3	0.3	24				Site not considered available	0
1087		Site proposed for consideration by landowner (see ref 1087) an agent (see ref: 426) and the Parish Council (see refs: 1089 & 682) therefore considered available.		1 M	M		2.9	1.5	24			36		36
1089		Site proposed for consideration by landowner (see ref 1087) an agent (see ref: 426) and the Parish Council (see refs: 1089 & 682) therefore considered available.		1 M	M		0.9	0.9	24				Site already counted see ref: 1087	0
1090		Site proposed for consideration by the landowner therefore considered available.		1 M	L		0.2	0.2	24				Site not suitable	0
1099														0
908	Housing, 4 dwellings													0
910	Housing, 2 dwellings													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 submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens									
363	Walpole	Walpole Marsh	RV	Agricultural		Land at Walpole Marsh	Mrs C Buttiis	-	+	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal.	No	0
909	Walpole	Walpole Marsh	RV	Grassland	G	Land to South East of Fairview, Frenchs Road	Client 3 of Bateman Farms	-	+	+	-	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Wholly within Flood zone 2 tidal, partial flood zone 3.	No	0
Terrington St 56	Clement	Walpole Cross Keys	RV	Residential		Land adjacent to Rose Croft Plumbs Farm	Messrs Sumner, Denhoed & Carnell	-	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	No	0
384	Walpole Cross Keys	Walpole Cross Keys	RV	Agricultural		Land at Station Road	Clients of Peter Humphrey Associates Ltd	+	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Completely within flood zone 2 tidal.	No	0
427	Walpole Cross Keys	Walpole Cross Keys	RV	Agricultural		Land at LittleHouse Road	Clients of Peter Humphrey Associates Ltd	+	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Completely within flood zone 2 tidal.	No	0
90	Walpole Cross Keys	Walpole Cross Keys	RV	Agricultural		Land adjacent to Hankinsons Estate	Clients of Maxey & Son	-	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	No	0
573	Walpole Cross Keys	Walpole Cross Keys	RV	Agricultural		Hankinson's Estate,	Clients of ArchiTECH	-	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	No	0
63	Walpole Highway	Walpole Highway	RV	Agricultural		Land within the curtilage of Mathews Nurseries, Main Road	Clients of David Taylor Associates Ltd	+	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Completely within flood zone 2 tidal.	No	0
122	Walpole Highway	Walpole Highway	RV	Agricultural		Land adjacent to The Lindens Mill Road	Mr & Mrs Doughty	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 tidal.	Majority of frontage affected development would be difficult.	0
235	Walpole Highway	Walpole Highway	RV	Agricultural		Land at Hall Road	Clients of Grahame Seaton	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 tidal.	Majority of the site affected, so development would be difficult.	0
238	Walpole Highway	Walpole Highway	RV	Agricultural	G	Land at School Road,	Clients of Grahame Seaton	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 tidal.	Yes relatively large unconstrained area.	1
245	Walpole Highway	Walpole Highway	RV	Agricultural		Land at School Road (Ref 118)	Clients of Grahame Seaton	+	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Completely within flood zone 2 tidal.	No	0
246	Walpole Highway	Walpole Highway	RV	Agricultural		Land at School Road (Ref: 118)	Clients of Grahame Seaton	-	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	No	0



Suitability Stage 2																							
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Shape	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject	
363																						0	
909																							0
56																							0
384																							0
427																							0
90																							0
573																							0
63																							0
122																							0
235																							0
238	-/+	-	+	+	-	+	+	+	+	-/+	+	+	+	+	+	+	+	+	-	<p>Site 238 is a greenfield site outside built environment boundaries and grade 2 agricultural land. The southern access would be the only suitable access because the northern access is within a flood zone. The remainder of the site is situated to the rear of a linear form of development.</p> <p>Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The core strategy identifies sustaining existing services in rural villages as a priority, therefore if allocation is required in this settlement the constraints could be overcome and this site may be suitable for some small-scale infilling or affordable housing. Any development would need to be sensitive to the form and character of the settlement. Requirement to consult DEFRA regarding agricultural land classification. The Highway Authority expects all allocations to provide a safe access with good visibility. The Highway Authority would favour allocations which are close to the main services and which have links into the local footway network further discussion would be required prior to allocation.</p>	1		
245																							0
246																							0

Site Ref	Availability				Achievability		Deliverable/Developable							
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years	Notes	Total
363														0
909	Housing, 2 dwellings													0
56														0
384														0
427														0
90														0
573														0
63														0
122														0
235														0
238		Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	1.8	0.4	24			9	Site partially accepted	9
245														0
246														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 submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument				Historic Parks and gardens						
294	Walpole Highway	Walpole Highway	RV	Agricultural		Land North and West of Stockhill Square, Hall Road	Mr G. Day	+	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Completely within flood zone 2 tidal.	No	0
385	Walpole Highway	Walpole Highway	RV	Agricultural		Land Between School Road and Salts Road	Clients of Peter Humphrey Associates Ltd	+	+	+	-	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Wholly within Flood zone 2 tidal, partial flood zone 3.	No	0
604	Walpole Highway	Walpole Highway	RV	Countryside	M	Along Mill Road.		+	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Completely within flood zone 2 tidal.	No	0	
644	Walpole Highway	Walpole Highway	RV	Countryside	M	Along Mill Road.	Mr & Mrs Jack Williams	+	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Completely within flood zone 2 tidal.	No	0	
672	Walpole Highway	Walpole Highway	RV	Agricultural		Land at Casa - Mia, Hall Road,	Mr P.K. Connor	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 tidal.	Majority of the site affected, so development would be difficult.	0	
702	Walpole Highway	Walpole Highway	RV	Agricultural		Land at Matthews Nursery Main Road	Mr M. Lioneri	-	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	No	0	
934	Walpole Highway	Walpole Highway	RV	Arable	G	Land adjacent to Stockhill Square	H. Melton & Son	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 tidal.	Only two small areas to rear of the site outside flood zone, all of the frontage affected development would be difficult.	0	
937	Walpole Highway	Walpole Highway	RV	Arable	G	Land at School Road	H. Melton & Son	+	-/+	-/+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Partially within fluvial flood zones 2 & 3, completely within tidal flood zone 2.	No	0	
938	Walpole Highway	Walpole Highway	RV	Arable	G	Land at Main Road	H. Melton & Son	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 tidal.	Yes unconstrained area may be suitable.	1	
939	Walpole Highway	Walpole Highway	RV	Arable	G	Land at Mill Road	H. Melton & Son	+	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Completely within flood zone 2 tidal.	No	0	
WAH 01	Walpole Highway	Walpole Highway	RV			Trafford Estate	Freebridge Community Housing	+	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Completely within flood zone 2 tidal.	No	0	
354	Walpole	Walpole St Andrew	RV	Agricultural		Land next to Broadmeadows, Chalk Road,	Mrs C.A Flint	-	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	No	0	
466	Walpole	Walpole St Andrew	RV	Agricultural		Land at Eastlands Bank, (OS grid ref. TF50151775)	Clients of Adrian Parker Planning	-	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	No	0	
467	Walpole	Walpole St Andrew	RV	Countryside, contains redundant agricultural structures.	M	Land east side of Chalk Road, (OS grid ref. TF508172)	Clients of Adrian Parker Planning	-	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	No	0	
990	Walpole	Walpole St Andrew	RV	Agricultural		Land off Market Lane,	Mr. T Pitcher	-	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	No	0	

Suitability Stage 2																							
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Shape	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject	
294																						0	
385																							0
604																							0
644																							0
672																							0
702																							0
934																							0
937																							0
938	+	-	+	+	-/+	+	+	+	+	-/+	+	+	+	+	+	+	+	+	-	<p>Site 938 is a greenfield site outside built environment boundaries with a small frontage area unconstrained by flood risk which is grade 1 agricultural land. Achieving a safe access may be challenging for this allocation.</p>	<p>Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The core strategy identifies sustaining existing services in rural villages as a priority, therefore if allocation is required in this settlement the constraints could be overcome and this site may be suitable for some small-scale infilling or affordable housing. Any development would need to be sensitive to the form and character of the settlement. Requirement to consult DEFRA regarding agricultural land classification. Subject to a safe access being made the Highway Authority would not object if this site were included in the plan.</p>	1	
939																							0
WAH 01																							0
354																							0
466																							0
467																							0
990																							0

Site Ref	Availability			Achievability		Deliverable/Developable							Total	
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years		Notes
294														0
385														0
604														0
644														0
672														0
702														0
934	Housing, affordable/mixed													0
937	Housing, affordable/mixed													0
938	Housing, affordable/mixed	Site proposed for consideration by landowner therefore considered available.		1 M	L		0.6	0.2	24		5		Site partially accepted	5
939	Housing, affordable/mixed													0
WAH 01	Housing - 4 min and 12 max													0
354			N/A											0
466			predominant landowner owner unwilling to develop											0
467														0
990														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 submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens								
1058	Walpole	Walpole St Andrew	RV	Agricultural		Land at Sycamore House, Market Lane	Mr & Mrs M P & Y P Green	-	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	No	0
290	Walpole	Walpole St Andrew.	RV	Private Garden	G	Land at Daycotts End, Kirk Road,	Mr & Mrs Bill Knowles	-	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	No	0
291	Walpole	Walpole St Andrew.	RV	Residential	G	Land at Daycotts End, Kirk Road,	Mr & Mrs Bill Knowles	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 tidal.	Yes. Relatively small Eastern section constrained.	1	
355	Walpole	Walpole St Andrew.	RV	Garden		Land adjacent to Gothic House, Kirkfield Lane,	Mr Jack Peterson	+	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Completely within flood zones 2 tidal.	No	0	
33	Walpole	Walpole St Peter	RV	Agricultural	G	Land at Townsend Estate,	Property Services	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	
43	Walpole	Walpole St Peter	RV	Agricultural	G	Land at Chalk Road	Property Services	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 tidal.	Yes only small part of the site affected by flood zone.	1	
59	Walpole	Walpole St Peter	RV	Agricultural	G	Land between Police Road & Pidgeon Street	Clients of David Taylor Associates Ltd	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 tidal.	Yes only small part of the site affected by flood zone.	1	

Suitability Stage 2																							
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Shape	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution / contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject	
1058																						0	
290																						0	
291	+	-	+	+	-	+	+	-	+	-	+	+	+	+	+	+	+	+	+	+	Site 291 is a garden site adjacent to the local church, grade 1 & grade 2 listed buildings. The site is covered by a number of TPO's. The site is wholly contained within built environment type B any development would have a unacceptable impact upon the character and setting of the locality.	No	0
355																						0	
33	-/+	-	+	+	-	+	+	+	+	-/+	+	+	-/+	+	-/+	+	+	+	+	-	Site 33 is a large greenfield site outside built environment boundaries and grade 1 agricultural land on the west edge of the settlement the edge of settlement nature would have a negative impact upon the local landscape. An assessment of the biodiversity impacts would be required prior to allocation. Access appears to be an issue.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The core strategy identifies sustaining existing services in rural villages as a priority, therefore if allocation is required in this settlement the constraints could be overcome and this site may be suitable for some small-scale infilling or affordable housing. Any development would need to be sensitive to the form and character of the settlement. Requirement to consult DEFRA regarding agricultural land classification. The Highway Authority expects all allocations to provide a safe access with good visibility. The Highway Authority would favour allocations which are close to the main services and which have links into the local footway network further discussion would be required prior to allocation.	1
43	+	-	+	+	-	+	+	+	-/+	-/+	+	+	-/+	+	-/+	+	+	+	+	-	Site 43 consists of two separated greenfield sites outside built environment boundaries which are grade 1 agricultural land. The current use is not clear the northern site is overgrown and appears to be waste land and the southern site is maintained and appears to be a garden extension. Both sites share the same poor access track and are situated to the rear of a row of houses. There appears to be suitable habitat for biodiversity.	The sites are not suitable for residential development, they have poor highways access, and development would be detrimental to the amenity of the properties to the north east and the townscape.	0
59	-/+	-	+	+	-/+	+	+	+	-/+	-/+	+	+	+	+	+	+	+	+	+	-	Site 59 is a large greenfield site outside built environment boundaries and grade 1 agricultural land on the west edge of the settlement the edge of settlement nature would have a negative impact upon the local landscape. There appears to be suitable habitat for biodiversity.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The core strategy identifies sustaining existing services in rural villages as a priority, therefore if allocation is required in this settlement the constraints could be overcome and this site may be suitable for some small-scale infilling or affordable housing. Any development would need to be sensitive to the form and character of the settlement. Requirement to consult DEFRA regarding agricultural land classification. The Highway Authority expects all allocations to provide a safe access with good visibility. The Highway Authority would favour allocations which are close to the main services and which have links into the local footway network further discussion would be required prior to allocation. Prior to development an ecology survey may be required.	1

Site Ref	Availability			Achievability		Deliverable/Developable							Total	
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years		Notes
1058														0
290	Housing, 1-2 dwellings													0
291		Site proposed for consideration by landowner therefore considered available.					0.2	0.2	24				Site not suitable	0
355	Housing													0
39	Residential	Site proposed for consideration by the landowner therefore considered available.		1	M	L	1.4	0.4	24		9		Site partially accepted	9
43	Residential	Site proposed for consideration by the landowner (Property Services Borough Council) therefore considered available.		1	M	L	0.5	0.5	24				Site not suitable	0
59		Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	3	0.4	24		9		Site partially accepted	9



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 submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens							
115	Walpole	Walpole St Peter	RV	Agricultural / Residential		Land at Bristow House, Pycroft Lane	Mr M. Bull	-	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	No	0
241	Walpole	Walpole St Peter	RV	Agricultural		Land west of Chez Nous, Chalk Road,	Clients of Grahame Seaton	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 tidal.	No small areas remain unconstrained with no road frontage.	0	
302	Walpole Highway	Walpole St Peter	RV	Agricultural		Land at Main Road,	Mr Bryan Beba	+	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Completely within flood zone 2 tidal.	No	0	
306	Walpole	Walpole St Peter	RV	Agricultural	G	Land south of Walnut Road,	Miss Caroline Perrin	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	
330	Walpole	Walpole St Peter	RV	Agricultural		Land south of Pycrofts Lane,	Mr D W Hinkins	+	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Completely within flood zone 2 tidal.	No	0	
353	Walpole	Walpole St Peter	RV	Agricultural	G	Frontage of a field at Church Road	Mrs C.A Flint	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	
624	Walpole	Walpole St Peter	RV	Agricultural	G	Land between Stickfast Lane and Police Road,	Clients of Barker Storey Matthews	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 tidal.	Yes some areas remain unconstrained.	1	

Suitability Stage 2																						
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Shape	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
115																						0
241																						0
302																						0
306	+	-	+	+	-	+	+	+	-/+	-/+	+	+	+	+	-/+	+	+	+	-	<p>Site 306 is a greenfield site outside built environment boundaries in agricultural use grade 2 land. The site has poor access to services and the edge of settlement nature would have a negative impact upon the local landscape. There appears to be suitable habitat for biodiversity.</p>	<p>Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The core strategy identifies sustaining existing services in rural villages as a priority, therefore if allocation is required in this settlement the constraints could be overcome and this site may be suitable for some small-scale infilling or affordable housing. Any development would need to be sensitive to the form and character of the settlement. Requirement to consult DEFRA regarding agricultural land classification. The Highway Authority expects all allocations to provide a safe access with good visibility. The Highway Authority would favour allocations which are close to the main services and which have links into the local footway network further discussion would be required prior to allocation. Prior to development an ecology survey may be required.</p>	1
330																						0
353	-/+	-	+	+	-	+	+	+	-/+	+	+	+	+	+	-/+	+	+	+	-	<p>Site 353 is a greenfield site outside built environment boundaries and grade 1 agricultural land. The site is the frontage of a field, development on the entire site would be marginally to large scale for the settlement as a rural village. The site has a drainage ditch and mature hedgerow which may be home for many species on its frontage, there is poor access to services.</p>	<p>Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The core strategy identifies sustaining existing services in rural villages as a priority, therefore if allocation is required in this settlement the constraints could be overcome and this site may be suitable for some small-scale infilling or affordable housing. Any development would need to be sensitive to the form and character of the settlement. Requirement to consult DEFRA regarding agricultural land classification. The Highway Authority expects all allocations to provide a safe access with good visibility. The Highway Authority would favour allocations which are close to the main services and which have links into the local footway network further discussion would be required prior to allocation. Prior to development an ecology survey may be required.</p>	1
624	-/+	-	+	+	-	+	+	+	-/+	-/+	+	+	-/+	+	-/+	+	+	+	-	<p>Site 624 is a very large greenfield site outside built environment boundaries and grade 1 agricultural land. The site has poor access to services and the edge of settlement nature would have a negative impact upon the local landscape. There appears to be suitable habitat for biodiversity.</p>	<p>Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The core strategy identifies sustaining existing services in rural villages as a priority, therefore if allocation is required in this settlement the constraints could be overcome and this site may be suitable for some small-scale infilling or affordable housing. Development of the entire site would not be appropriate in a rural village. Requirement to consult DEFRA regarding agricultural land classification. The Highway Authority expects all allocations to provide a safe access with good visibility. The Highway Authority would favour allocations which are close to the main services and which have links into the local footway network further discussion would be required prior to allocation. Prior to development an ecology survey may be required.</p>	1

Site Ref	Availability			Achievability		Deliverable/Developable							Total	
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years		Notes
115														0
241														0
302														0
306		Site proposed for consideration by landowner therefore considered available.		1 M	L		0.9	0.4	24			9	Site partially accepted	9
330														0
353		Site proposed for consideration by landowner therefore considered available.		1 M	L		1.4	0.4	24			9	Site partially accepted	9
624		Site proposed for consideration by landowner (see ref 815) and through an Agent therefore considered available.		1 M	L		7.8	0.4	24			9	Site partially accepted	9

Site Ref	Basic site information						Suitability Stage 1																	
	Parish	Town/Village	CS02 Designation	Current or last known land use	Brownfield/Greenfield	Site Description	Site submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome	Accept/reject
709	Walpole	Walpole St Peter	RV	Agricultural	G	Land at Elm House, Chalk Road	Mr Peter F Rice	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 tidal.	Yes some areas remain unconstrained.	1
716	Walpole	Walpole St Peter	RV	Agricultural	G	Land to rear of Two Jays, Church Road,	Mr Ken Wiseman	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
815	Walpole	Walpole St Peter	RV	Agricultural	G	Land off Police Road,	Mr & Mrs Rudd	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 tidal.	Yes only small part of the site affected by flood zone.	1
822	Walpole	Walpole St Peter	RV	Water Garden/Horticultural Business	G	Land to the South of Dunces Lane	Mr R Cousins	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1

Suitability Stage 2																							
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Slope	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution / contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject	
709	-/+	-	+	+	-/+	+	+	+	+	-/+	+	+	-/+	+	-/+	+	+	+	+	-	Site 709 is a large greenfield site outside built environment boundaries (horticultural) and grade 1 agricultural land. The site is the northern section of site 822. The site has poor access to services, development on the entire site would be of to large scale for the settlement as a rural village, this would have a negative impact upon local amenity and the highway.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The core strategy identifies sustaining existing services in rural villages as a priority, therefore if allocation is required in this settlement the constraints could be overcome and this site may be suitable for some small-scale infilling or affordable housing. Development of the entire site would not be appropriate in a rural village. Requirement to consult DEFRA regarding agricultural land classification. The Highway Authority expects all allocations to provide a safe access with good visibility. The Highway Authority would favour allocations which are close to the main services and which have links into the local footway network further discussion would be required prior to allocation.	1
716	-/+	-	+	+	-	+	+	+	-/+	-/+	+	+	-/+	+	-/+	+	+	+	+	-	Site 716 is a very large greenfield site outside built environment boundaries and grade 1 agricultural land. The site has poor highways access & access to services and the edge of settlement nature would have a negative impact upon the local landscape. Development on the entire site would be of to large scale for the settlement as a rural village, this would have a negative impact upon local amenity and the highway. There appears to be suitable habitat for biodiversity.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The core strategy identifies sustaining existing services in rural villages as a priority, therefore if allocation is required in this settlement the constraints could be overcome and this site may be suitable for some small-scale infilling or affordable housing. Development of the entire site would not be appropriate in a rural village. Requirement to consult DEFRA regarding agricultural land classification. The Highway Authority expects all allocations to provide a safe access with good visibility. The Highway Authority would favour allocations which are close to the main services and which have links into the local footway network further discussion would be required prior to allocation. Prior to development an ecology survey may be required.	1
815	-/+	-	+	+	-	+	+	+	+	-/+	+	+	-/+	+	-/+	+	+	+	+	-	Site 815 is a very large greenfield site outside built environment boundaries and grade 1 agricultural land. The site has poor access to services and the edge of settlement nature would have a negative impact upon the local landscape. There appears to be suitable habitat for biodiversity.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The core strategy identifies sustaining existing services in rural villages as a priority, therefore if allocation is required in this settlement the constraints could be overcome and this site may be suitable for some small-scale infilling or affordable housing. Development of the entire site would not be appropriate in a rural village. Requirement to consult DEFRA regarding agricultural land classification. The Highway Authority expects all allocations to provide a safe access with good visibility. The Highway Authority would favour allocations which are close to the main services and which have links into the local footway network further discussion would be required prior to allocation. Prior to development an ecology survey may be required.	1
822	-/+	-	+	-/+	-	+	+	+	-/+	-/+	+	+	-/+	+	-/+	+	+	+	+	-	Site 822 is a very large greenfield site outside built environment boundaries (horticultural) and grade 1 agricultural land. The site has poor access to services, development on the entire site would be of to large scale for the settlement as a rural village, this would have a negative impact upon local amenity and the highway. There appears to be suitable habitat for biodiversity.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The core strategy identifies sustaining existing services in rural villages as a priority, therefore if allocation is required in this settlement the constraints could be overcome and this site may be suitable for some small-scale infilling or affordable housing. Development of the entire site would not be appropriate in a rural village but a small infill section on the frontages may be suitable. Requirement to consult DEFRA regarding agricultural land classification. The Highway Authority expects all allocations to provide a safe access with good visibility. The Highway Authority would favour allocations which are close to the main services and which have links into the local footway network further discussion would be required prior to allocation. Prior to development an ecology survey may be required.	1

Site Ref	Availability			Achievability		Deliverable/Developable							Total	
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years		Notes
709		Site proposed for consideration by landowner therefore considered available.		1 M	L		1.3	0.4	24			9	Site partially accepted	9
716		Site proposed for consideration by landowner therefore considered available.		1 M	L		1.3	0.4	24			9	Site partially accepted	9
815	Housing / Leisure	Site proposed for consideration by landowner and through an Agent (see ref: 624) therefore considered available.		1 M	L		4.1	0.4	24				Figure already counted on site 624.	0
822	Proposed mixed use of residential & business	Site proposed for consideration by landowner therefore considered available.		1 M	L		5.6	0.4	24			9	Site partially accepted	9

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 submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens				
935	Walpole	Walpole St Peter	RV	Garden	G	Berkeley House, Walnut Road,	Mr Ian Dent	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
998	Walpole	Walpole St Peter	RV	Agricultural	G	Land adjoining Asquith House, School Lane,	Mr Ian Harper	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
999	Walpole	Walpole St Peter	RV	Agricultural / Residential	G	Land close to Townsend House, Walnut Road	Mr Ian Harper	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
1000	Walpole	Walpole St Peter	RV	Residential	G	Land close to Berkeley House, Walnut Road	Mr Ian Harper	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
1001	Walpole	Walpole St Peter	RV	Agricultural	G	Land close to Townsend Farm, Church Road	Mr Ian Harper	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1

Suitability Stage 2																						
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Slope	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution / contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
935	-/+	-	+	+	-/+	+	+	+	+	-/+	+	+	+	+	-/+	+	+	+	+	Site 935 is a large greenfield garden site partially outside built environment boundaries. Development on the entire site would be of large scale for the settlement as a rural village. The Highway Authority expects all allocations to provide a safe access with good visibility. The Highway Authority would favour allocations which are close to the main services and which have links into the local footway network.	Site area beyond the built environment boundaries require comparative assessment in the Site Specific Allocations and Policies DPD. The core strategy identifies sustaining existing services in rural villages as a priority, therefore if allocation is required in this settlement the constraints could be overcome and this site may be suitable for some small-scale infilling or affordable housing. Any development would need to be sensitive to the form and character of the settlement.	1
998	-/+	-	+	+	+	+	+	+	+	-/+	+	+	+	+	-/+	+	+	+	+	Site 998 is a large greenfield garden site outside built environment boundaries. Development on the entire site would be of large scale for the settlement as a rural village.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The core strategy identifies sustaining existing services in rural villages as a priority, therefore if allocation is required in this settlement the constraints could be overcome and this site may be suitable for some small-scale infilling or affordable housing. Any development would need to be sensitive to the form and character of the settlement. The Highway Authority would favour allocations which are close to the main services and which have links into the local footway network this site would not achieve this.	1
999	-/+	-	+	+	-	+	+	+	+	-/+	+	+	+	+	-/+	+	+	+	+	Site 999 is a large greenfield garden site outside built environment boundaries. Development on the entire site would be of large scale for the settlement as a rural village.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The core strategy identifies sustaining existing services in rural villages as a priority, therefore if allocation is required in this settlement the constraints could be overcome and this site may be suitable for some small-scale infilling or affordable housing. Any development would need to be sensitive to the form and character of the settlement. The Highway Authority would favour allocations which are close to the main services and which have links into the local footway network this site would not achieve this.	1
1000	-/+	-	+	+	-	+	+	+	+	-/+	+	+	+	+	-/+	+	+	+	+	Site 1000 is a large greenfield garden site outside built environment boundaries. Development on the entire site would be of large scale for the settlement as a rural village.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The core strategy identifies sustaining existing services in rural villages as a priority, therefore if allocation is required in this settlement the constraints could be overcome and this site may be suitable for some small-scale infilling or affordable housing. Any development would need to be sensitive to the form and character of the settlement. The Highway Authority would favour allocations which are close to the main services and which have links into the local footway network this site would not achieve this.	1
1001	-/+	-	+	+	-	+	+	+	+	-/+	+	+	+	+	-/+	+	+	+	+	Site 1001 is a large greenfield garden site. Development on the entire site would be of large scale for the settlement as a rural village. There appears to be suitable habitat for biodiversity.	The core strategy identifies sustaining existing services in rural villages as a priority, therefore if allocation is required in this settlement the constraints could be overcome and this site may be suitable for some small-scale infilling or affordable housing. Any development would need to be sensitive to the form and character of the settlement. The Highway Authority would favour allocations which are close to the main services and which have links into the local footway network this site would not achieve this. Prior to development an ecology survey may be required.	1



Site Ref	Availability			Achievability			Deliverable/Developable							
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years	Notes	Total
935	Housing (2-3 dwellings) / Employment	Site proposed for consideration by landowner therefore considered available.		1	M	L	1.5	0.4	24			9	Site partially accepted	9
998		Site proposed for consideration by an individual who hasn't stated that he is the landowner therefore site is not considered available.	If the Landowner comes forward to demonstrate availability.	0	M	L	0.9	0.4	24				Site considered unavailable.	0
999		Site proposed for consideration by an individual who hasn't stated that he is the landowner therefore site is not considered available.	If the Landowner comes forward to demonstrate availability.	0	M	L	1	0.4	24				Site considered unavailable.	0
1000		Site proposed for consideration by an individual who hasn't stated that he is the landowner therefore site is not considered available.	If the Landowner comes forward to demonstrate availability.	0	M	L	0.8	0.4	24				Site considered unavailable.	0
1001		Site proposed for consideration by an individual who hasn't stated that he is the landowner therefore site is not considered available.	If the Landowner comes forward to demonstrate availability.	0	M	L	0.6	0.4	24				Site considered 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 submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens						
1002	Walpole	Walpole St Peter	RV	Agricultural	B	Land around Walnut Cottage, School Lane	Mr Ian Harper	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
1003	Walpole	Walpole St Peter	RV	Agricultural	G	Land to the rear of row of cottages, School Lane (Townsend Cottage)	Mr Ian Harper	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
285	Walpole	Walpole St. Peter	RV	Vacant Field	G	Glebe Land at Walpole St. Peter	Clients of Grounds & Co	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
670	Walpole	Walpole St. Peter	RV	Residential	G	Land at Lowbeach House	Mr & Mrs R. Greenwood	-	+	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal.	No	0
116	Walsoken	Walsoken	SAKLO TMT	Agricultural		Land and redundant farm buildings at Burrett House Farm, 49 Sparrowgate Road ( 4 acre site)	Homeless Assessment Officer	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site is situated within 25m buffer to settlement, however this part of the site is constrained by flood zone 2 fluvial. The remainder of the unconstrained area is outside 25m buffer.	No	0	
243	Walsoken	Walsoken	SAKLO TMT	Residential		Land to the east of 72 Broadend Road,	Clients of Grahame Seaton	-	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 fluvial.	No	0	
271	Walsoken	Walsoken	SAKLO TMT	Agricultural	G	Land north of Black Bear Lane,	Clients of Grounds & Co	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Partially in flood zone 2 fluvial.	Yes only small area constrained.	1	

Suitability Stage 2																						
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Slope	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
1002	-/+	+	+	+	+	+	+	+	-/+	-/+	+	+	+	+	-/+	+	+	+	-	Site 1002 is a large greenfield site outside built environment boundaries and is a mix of grade 1 & 2 agricultural land. The current use appears to be as scrub land with evidence of informal access. The site has poor access to services and the edge of settlement nature would have a negative impact upon the local landscape. Development on the entire site would be of to large scale for the settlement as a rural village. There appears to be suitable habitat for biodiversity.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The core strategy identifies sustaining existing services in rural villages as a priority, therefore if allocation is required in this settlement the constraints could be overcome and this site may be suitable for some small-scale infilling or affordable housing. Any development would need to be sensitive to the form and character of the settlement. The Highway Authority would favour allocations which are close to the main services and which have links into the local footway network this site would not achieve this. Prior to development an ecology survey may be required.	1
1003	-/+	-	+	+	+	+	+	+	+	-/+	+	+	+	+	-/+	+	+	+	+	Site 1003 is a large greenfield garden site outside built environment boundaries. Development on the entire site would be of to large scale for the settlement as a rural village.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The core strategy identifies sustaining existing services in rural villages as a priority, therefore if allocation is required in this settlement the constraints could be overcome and this site may be suitable for some small-scale infilling or affordable housing. Any development would need to be sensitive to the form and character of the settlement. The Highway Authority would favour allocations which are close to the main services and which have links into the local footway network this site would not achieve this.	1
285	-/+	-	+	+	-/+	+	+	-	-/+	-	+	+	-/+	+	-	+	+	+	-	Site 285 is a large greenfield site meadows, grade 1 agricultural land, completely covered as a TPO area. The site has poor access to services and the edge of settlement nature would have a negative impact upon the local landscape. There appears to be suitable habitat for biodiversity. Development on the entire site would be of to large scale for the settlement as a rural village.	The core strategy identifies sustaining existing services in rural villages as a priority, however the impact upon the form and character which would result if this site were developed would be unacceptable therefore the constraints cannot be overcome. The Highway Authority would favour allocations which are close to the main services and which have links into the local footway network.	0
670																						0
116																						0
243																						0
271	+	-	+	+	+	+	+	+	-/+	-/+	+	+	+	-	+	+	+	+	-	Site 271 is a greenfield (orchard) site outside built environment boundaries and is a mix of grade 1 & 2 agricultural land. The site is very prominent in the village development would have major impact upon the character of the village, there are signs of informal access. There appears to be suitable habitat for biodiversity. The site is well located to local services.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. Any development would need to be sensitive to the form and character of the settlement. Requirement to consult DEFRA regarding agricultural land classification. Subject to a safe access and visibility being achieved the Highway Authority would not object if this site were included in the plan. Prior to development an ecology survey may be required.	1

Site Ref	Availability			Achievability		Deliverable/Developable							Total	
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years		Notes
1002		Site proposed for consideration by an individual who hasn't stated that he is the landowner therefore site is not considered available.	If the Landowner comes forward to demonstrate availability.	0	M	L	3.5	0.4	24				Site considered unavailable.	0
1003		Site proposed for consideration by an individual who hasn't stated that he is the landowner therefore site is not considered available.	If the Landowner comes forward to demonstrate availability.	0	M	L	0.8	0.4	24				Site considered unavailable.	0
285		Site proposed for consideration by landowner through an Agent therefore considered available.		0									Site not suitable	0
670														0
116														0
243														0
271		Site proposed for consideration by landowner through two separate Agents (see ref: 408) therefore considered available.		1	M	L	9.8	7.4	36			266	Site partially accepted	266

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 submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument				Historic Parks and gardens	
272	Walsoken	Walsoken	SAKLO TMT	Agricultural	G	Land west of Sparrowgate Road,	Clients of Grounds & Co	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	Partially in flood zone 2 fluvial.	Yes some areas remain unconstrained.	1
273	Walsoken	Walsoken	SAKLO TMT	Agricultural		Land east of Sparrowgate Road, north of Nelson House,	Clients of Grounds & Co	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	Partially in flood zone 2 fluvial.	No only small part of the site outside flood zones	0
274	Walsoken	Walsoken	SAKLO TMT	Agricultural	G	Land east of Sparrowgate Road, south of Nelon House,	Clients of Grounds & Co	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	Partially in flood zone 2 fluvial.	Yes some areas remain unconstrained.	1
275	Walsoken	Walsoken	SAKLO TMT	Agricultural	G	Land east of Burrettgate Road,	Clients of Grounds & Co	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	Partially in flood zone 2 fluvial.	Yes some areas remain unconstrained.	1
276	Walsoken	Walsoken	SAKLO TMT	Agricultural	G	Land west of Burrettgate Road,	Clients of Grounds & Co	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	Partially in flood zone 2 fluvial.	Yes only small area constrained.	1
296	Walsoken	Walsoken	SAKLO TMT	Agricultural		Buildings to the South West of Legge Bourke Court,	Mr Rudi Boughen	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development.	No	0
314	Walsoken	Walsoken	SAKLO TMT	Agricultural		Land adjacent Kimmeridge, Burrettgate Road,	Mrs Angela Leach	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	Partially in flood zone 2 fluvial.	No only small part of the site outside flood zones	0
406	Walsoken	Walsoken	SAKLO TMT	Agricultural	G	Land East of Burrett Road,	Clients of Peter Humphrey Associates Ltd	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	Partially in flood zone 2 fluvial.	Yes only small area constrained.	1
408	Walsoken	Walsoken	SAKLO TMT	Agricultural	G	Land North of Black Bear Lane,	Clients of Peter Humphrey Associates Ltd	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	Partially in flood zone 2 fluvial.	Yes only small area constrained.	1

Suitability Stage 2																						
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Slope	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
272	+	-	+	+	+	+	+	+	-/+	-/+	+	+	-/+	-	+	+	+	+	-	Site 272 is a greenfield site (Orchard) outside built environment boundaries and a mix of grade 2 agricultural, with a small southern area designated urban land and partially constrained by fluvial 2 flood zone. The site is very prominent in the village development would have major impact upon the character of the village. There are signs of informal access. There appears to be suitable habitat for biodiversity. The site is well located to local services.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. Any development would need to be sensitive to the form and character of the settlement. Requirement to consult DEFRA regarding agricultural land classification. Subject to a safe access and visibility being achieved the Highway Authority would not object if this site were included in the plan. Prior to development an ecology survey may be required.	1
273																						0
274	+	-	+	+	-	+	+	+	-/+	-/+	+	+	-/+	+	-/+	+	+	+	-	Site 274 is a greenfield site on grade 2 agricultural land. The site is heavily constrained by fluvial flood zone 2 including the entire frontage.	No. Access could only be gained through flood zone.	0
275	+	-	+	+	-/+	+	+	+	-/+	-/+	+	+	+	+	-/+	+	+	+	-	Site 275 is a greenfield site outside built environment boundaries which is heavily constrained by flood zone 2 fluvial which splits the site in to two (north & south) and is grade 1 agricultural land. The northern area of the site is small and has only a small area of road frontage this frontage area is the only part which maybe suitable. The southern area has road frontage but would be detached from the northern area and settlement. There appears to be suitable habitat for biodiversity. The Highway Authority would object if this site were included in the plan due to the site being severed from the settlement by Burrettgate Rd.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The frontage may be suitable. Any development would need to be sensitive to the form and character of the settlement. Requirement to consult DEFRA regarding agricultural land classification. The Highway Authority feel that this site is remote from the key services of settlement and would object if this site were included in the plan. However in this instance following a site visit it is felt that the site is well located to Wisbech therefore further discussion would be required prior to allocation. Prior to development an ecology survey may be required.	1
276	+	-	+	+	+	-/+	+	+	-/+	-/+	+	+	+	+	-/+	+	+	+	-	Site 276 is a greenfield site outside built environment boundaries the southern area is grade 1 agricultural land. The southern area is constrained with a gas pipeline. There appears to be suitable habitat for biodiversity. The site is well located in relation to local services.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The area beyond the gas buffer zone may be suitable if sensitively designed. Prior to development an ecology survey may be required. Subject to a safe access and visibility being achieved the Highway Authority would not object if this site were included in the plan.	1
296																						0
314																						0
406	+	-	+	+	+	+	+	+	-/+	-/+	+	+	-/+	+	+	+	+	+	-	Site 406 is a greenfield site outside built environment boundaries (Orchard - frontage of site 272) and a mix of grade 2 agricultural, with a small southern area designated urban land and partially constrained by fluvial 2 flood zone. The site is very prominent in the village development would have major impact upon the character of the village, there are signs of informal access. There appears to be suitable habitat for biodiversity.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. Any development would need to be sensitive to the form and character of the settlement. Requirement to consult DEFRA regarding agricultural land classification. The site is well located. Subject to a safe access and visibility being achieved the Highway Authority would not object if this site were included in the plan. Prior to development an ecology survey may be required.	1
408	+	-	+	+	+	+	+	+	-/+	-/+	+	+	+	-	+	+	+	+	-	Site 408 is a greenfield outside built environment boundaries (orchard) site and is a mix of grade 1 & 2 agricultural land. The site is very prominent in the village development would have major impact upon the character of the village, there are signs of informal access. There appears to be suitable habitat for biodiversity.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. Any development would need to be sensitive to the form and character of the settlement. Requirement to consult DEFRA regarding agricultural land classification. The site is well located. Subject to a safe access and visibility being achieved the Highway Authority would not object if this site were included in the plan. Prior to development an ecology survey may be required.	1

Site Ref	Availability			Achievability		Deliverable/Developable							Total	
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years		Notes
272		Site proposed for consideration by landowner through two separate agents (site ref's: 406, 272), site therefore considered available.		1	M	L	8.6	0.8	36			29	Site partially accepted	29
273														0
274														0
275		Site proposed for consideration by landowner through two separate agents (site ref's: 275 & 412), site therefore considered available.		1	M	L	1.5	0.2	36			7	Site partially accepted	7
276		Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	2.1	1.6	36				Figure already counted on site 766.	0
296														0
314														0
406		Site proposed for consideration by landowner through two separate agents (site ref's: 406, 272), site therefore considered available.		1	M	L	1.4	1.3	36				Figure already counted on site 272.	0
408		Site proposed for consideration by landowner through two separate Agents (see ref: 271) therefore considered available.		1	M	L	3.7	2.8	36				Figure already counted on site 271.	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 submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument				Historic Parks and gardens	
412	Walsoken	Walsoken	SAKLO TMT	Agricultural	G	Land East of Burrettgate Road,	Clients of Peter Humphrey Associates Ltd	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	Partially in flood zone 2 fluvial.	Yes some areas remain unconstrained.	1
525	Walsoken	Walsoken	SAKLO TMT	Agricultural	G	Land at Lynn Road,	Clients of A S Campbell Associates	-	+	+	-	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	No	0
623	Walsoken	Walsoken	SAKLO TMT	Agricultural		Land situated between 5 and 9 Broad End Road,	Mrs P O'Brien	-	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Partially within flood zones 2 fluvial.	No	0
631	Walsoken	Walsoken	SAKLO TMT	Agricultural		Land South of Fengate Road,	Mr & Mrs Thompson	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 fluvial.	No	0
766	Walsoken	Walsoken	SAKLO TMT	Agricultural	G	Land on Burrettgate Road, Walsoken	Client 2 of Peter Humphrey Associates	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	Partially in flood zone 2 fluvial.	Yes only small area constrained.	1
955	Walsoken	Walsoken	SAKLO TMT	Agricultural		Land at Green Lane	Mr G. Doubleday	-	-	-	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 fluvial.	No	0
977	Walsoken	Walsoken	KRSC	Agricultural	G	Land South of 'Tapeka', Walton Road,	Mr N W Tysterman	-	+	+	-	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	No	0
1106	Walsoken	Walsoken		Agricultural	G	'Letaft's' Field, Walton Road	Mr N W Tysterman	-	+	+	-	-/+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Wholly within Flood zone 2 tidal, partial flood zone 3.	No	0
1132	Walsoken	Walsoken		Agricultural		Land at Waterless Road	Client of Peter Humphrey	+	+	+	-	-/+	+	+	+	+	+	+	+	+	+	+	Wholly within Flood zone 2 tidal, partial flood zone 3.	No	0



Suitability Stage 2																						
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Slope	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
412	+	-	+	+	-	+	+	+	-/+	-/+	+	+	+	+	-/+	+	+	+	-	Site 412 is a greenfield site outside built environment boundaries which is heavily constrained by flood zone 2 fluvial which splits the site in to two (north & south) and is grade 1 agricultural land. The northern area of the site is small and has only a small area of road frontage this frontage area is the only part which maybe suitable. The southern area has road frontage but would be detached from the northern area and settlement. There appears to be suitable habitat for biodiversity. The Highway Authority would object if this site were included in the plan due to the site being remote from the settlement.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. Any development would need to be sensitive to the form and character of the settlement. Requirement to consult DEFRA regarding agricultural land classification. However in this instance following a site visit it is felt that the site is well located to Wisbech therefore further discussion would be required prior to allocation. Prior to development an ecology survey may be required.	1
525																						0
623																						0
631																						0
766	+	-	+	+	-	-/+	+	+	-/+	-/+	+	+	+	+	-/+	+	+	+	-/+	Site 766 is a large greenfield site outside built environment boundaries the southern area is grade 1 agricultural land and the northern area is classified urban. A small southern area of the site is constrained with a gas pipeline. There are a number of mature field boundaries which have signs of biodiversity. If the entire site was developed it would have a negative impact upon the character of the area by closing the buffer between Walsoken and Wisbech. The frontage on to Burrettgate Road may be suitable. The Highway Authority would object if this site were included in the plan due to the site being remote from the settlement.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. Any development would need to be sensitive to the form and character of the settlement. Requirement to consult DEFRA regarding agricultural land classification. The Highway Authority feel that this site is remote from the key services of settlement and would object if this site were included in the plan. However in this instance following a site visit it is felt that the site is well located to Wisbech therefore further discussion would be required prior to allocation. Prior to development an ecology survey may be required.	1
955																						0
977																						0
1106																						0
1132																						0

Site Ref	Availability			Achievability		Deliverable/Developable							Total	
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years		Notes
412		Site proposed for consideration by landowner through two separate agents (site ref's: 275 & 412), site therefore considered available.		1	M	L	1.5	0.2	36				Figure already counted on site 275.	0
525	Housing													0
623														0
631														0
766		Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	18.7	14	36		305	195	Site partially accepted	500
955														0
977	Housing, 2 dwellings													0
1106	Housing 65-3, 4 & 5 Bed Dwellings													0
1132														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 submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens				
53	Watlington	Watlington	KRSC	Agricultural	B	Land off Thieves Bridge Road	Clients of Pelorus Planning and Property Consultants Ltd	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
162	Watlington	Watlington	KRSC	Agricultural	G	Bakers Allotments	Clients 8 of Cruso & Wilkin	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
286	Watlington	Watlington	KRSC	Recreational	G	Glebe Land at Watlington	Clients of Grounds & Co	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
370	Watlington	Watlington	KRSC	Vacant Field	G	Land fronting Mill Road (between Nos. 54 & 60 and north of Orchard Close & Glebe Avenue)	Mr R T Warren	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
382	Watlington	Watlington	KRSC	Vacant Field	G	Fronting Mill Road, North of Orchard Close and Glebe Avenue	Clients of Peter Humphrey Associates Ltd	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
442	Watlington	Watlington	KRSC	Agricultural	G	Land at The Elms,	Clients 3 of Pegasus Planning Group	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 tidal.	Yes only small part of the site affected by flood zone.	1
449	Watlington	Watlington	KRSC	Agricultural	G	Land south of Thieves Bridge Road, east of Downham Road,	Clients of Adrian Parker Planning	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
451	Watlington	Watlington	KRSC	Agricultural	G	South of Paige Close (Grid Ref TF 612107)	Winchester Homes Ltd	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 tidal.	Yes only small part of the site affected by flood zone.	1

Suitability Stage 2																						
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Shape	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
53	+	+	-	+	-	+	+	+	+	+	+	+	+	+	-	+	+	+	-	Site 53 is a greenfield site completely grade 2 agricultural and the Marham airfield safeguarding area. The site is the west section of a field, the east section is within the settlement boundary for Wallington and has an extant permission for residential development. Access arrangements are not completely clear on the submission, but the agent has indicated that access arrangements would be made available from the consented area. The Highways Authority states that this site could achieve a safe access but there would be difficulties for walking and cyclists.	The Highway Authority would object if this site were included in the plan.	0
162	+	-	-	+	-	+	+	+	-/+	-/+	+	+	+	+	-	+	+	+	-	Site 162 is a greenfield edge of settlement site outside built environment boundaries, completely within the Marham airfield safeguarding area and is grade 2 agricultural land. There is no pavement available to remainder of settlement and the site is along distance to services. There are mature trees and hedgerows on the boundary (ecology report would be required). The edge of settlement location would impact negatively upon the landscape character.	The Highway Authority would object if this site were included in the plan.	0
286	+	-	-	+	+	+	+	+	-/+	+	+	+	-/+	-	+	+	-	+	+	Site 286 is a sports field site connected to the community hall allocation would have a detrimental impact upon amenity as the area looks to be well used for recreation. The site is completely within the Marham airfield safeguarding area, with a right of way present across the site. There appears to be suitable habitat for biodiversity.	No. The Council will only support proposals that protect, retain or enhance sports, leisure and recreation facilities as set out in policy CS13 of the emerging core strategy.	0
370	+	-	-	+	-	+	+	+	-/+	+	+	+	-/+	-/+	-	+	+	+	-	Site 370 is a greenfield site completely within the Marham airfield safeguarding area and is a mix of grade 2 & 3 agricultural land. There appears to be suitable habitat for biodiversity. The Highways Authority states that this site could achieve a safe access but there would be difficulties for walking and cyclists.	The Highway Authority would object if this site were included in the plan.	0
382	-/+	-	-	+	-	+	+	+	-/+	-/+	+	+	+	+	-	+	-	+	-	Site 382 is a large mainly greenfield site with an area of brownfield land. It is completely within the Marham airfield safeguarding area, with a right of way present across the site and is a mix of grade 2 & 3 agricultural land. There appears to be suitable habitat for biodiversity. The Highways Authority states that this site could achieve a safe access but there would be difficulties for walking and cyclists.	The Highway Authority would object if this site were included in the plan.	0
442	-/+	-	-	+	-	+	+	+	-/+	+	+	+	+	+	-	+	+	+	-	Site 442 is a large greenfield site outside built environment boundaries and is the west area of the site 1069 so the issues relating to that site apply to this site. The site is completely within the Marham airfield safeguarding area, partially within flood zones and is a mix of grade 2 & 3 agricultural land. There appears to be suitable habitat for biodiversity. Achieving a safe access may be challenging for this location.	The Highway Authority would object if this site were included in the plan.	0
449	-/+	-	-	+	-/+	+	+	+	-/+	+	+	+	+	+	-/+	+	+	+	-	Site 449 is a large greenfield site outside built environment boundaries, completely within the Marham airfield safeguarding area and is grade 2 agricultural land. Edge of settlement with mature hedgerow which appears to be suitable habitat for biodiversity.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. May be suitable if sensitively designed. Requirement to consult DEFRA regarding agricultural land classification. Prior to development an ecology survey may be required.	1
451	+	-	-	+	-	+	+	+	-/+	+	+	+	+	+	+	+	+	+	-	Site 451 is an irregular shaped greenfield site outside built environment boundaries, completely within the Marham airfield safeguarding area, partially within flood zones and is a mix of grade 2 & 3 agricultural land. There appears to be suitable habitat for biodiversity. There are drainage ditches present and signs of informal public access. Achieving a safe access may be challenging for this location.	The Highway Authority would object if this site were included in the plan.	0

Site Ref	Availability			Achievability			Deliverable/Developable							
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years	Notes	Total
53		Site proposed for consideration by the landowner and multiple Agents therefore considered available.		1	M	L	0.4	0.4	24				Site not suitable on highways grounds.	0
162		Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	1.2	1.1	24				Site not suitable on highways grounds.	0
286		Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	2.8	1.5	24				Site not suitable due to loss of community land.	0
370		Site proposed for consideration by the landowner and multiple Agents therefore considered available.		1	M	L	1.9	1.5	24				Site not suitable on highways grounds.	0
382		Site proposed for consideration by the landowner and multiple Agents therefore considered available.		1	M	L	5	1.5	24				Site not suitable on highways grounds.	0
442		Site proposed for consideration by the landowner and multiple Agents therefore considered available.		1	M	L	8.5	1.5	24				Site not suitable on highways grounds.	0
449		Site proposed for consideration by the landowner through an Agent therefore considered available.		1	M	L	4.5	1.5	24			36	Site partially accepted	36
451		Site proposed for consideration by a developer therefore considered available.		1	M	L	0.6	0.5	24				Site not suitable on highways grounds.	0

Site Ref	Basic site information						Suitability Stage 1														summary of constraints	Can constraints be overcome	Accept/reject			
	Parish	Town/Village	OS02 Designation	Current or last known land use	Brownfield/Greenfield	Site Description	Site submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument				Historic Parks and gardens		
472	Watlington	Watlington	KRSC	Agricultural	G	South of Fen Road, opposite Warren Close (Grid Ref TF620102)	Winchester Homes Ltd	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
503	Watlington	Watlington	KRSC	Agricultural	G	Land West of Fen Road,	Clients of Ian J M Cable	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 tidal.	Yes only small part of the site affected by flood zone.	1
505	Watlington	Watlington	KRSC	Agricultural	G	West of Fen Road (part of OS field 4448) (Grid Ref TF615104)	Winchester Homes Ltd	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 tidal.	Yes only small part of the site affected by flood zone.	1
580	Watlington	Watlington	KRSC	None		Land Adjacent to Watlington Station,	Clients of Emery Planning Partnership	+	+	+	-	-/+	-/+	+	+	+	+	+	+	+	+	+	+	Completely within flood zone 2 tidal, partially within flood zone 3 tidal and the hazard zone.	No only small part of the site outside flood zones	0
585	Watlington	Watlington	KRSC	Agricultural		Land off Gypsy Lane,	Clients of Denis Tyson Associates	+	+	+	-	-/+	-/+	+	+	+	+	+	+	+	+	+	+	Completely within flood zone 2 tidal, partially within flood zone 3 tidal and the hazard zone.	No only small part of the site outside flood zones	0
586	Watlington	Watlington	KRSC	Agricultural		Land at 100 Station Road,	Clients of Kenneth Bush Solicitors	+	+	+	-	-/+	-/+	+	+	+	+	+	+	+	+	+	+	Completely within flood zone 2 tidal, partially within flood zone 3 tidal and the hazard zone.	No only small part of the site outside flood zones	0
601	Watlington	Watlington	KRSC	Agricultural	G	Land off Mill Road,	Clients of Gerald Eve	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
613	Watlington	Watlington	KRSC	Agricultural	G	Proposed Residential Development Land Mill Road	K. Prior Window Repairs Ltd	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1

Suitability Stage 2																						
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Slope	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
472	+	-	-	+	+	+	+	+	-/+	-/+	+	+	+	+	-/+	+	+	+	-	Site 472 relates to 3 separate parcels of greenfield land all outside built environment boundaries. The northern site accessed from Fen Road forms part of the larger submissions of 1069, 942 & 442 it would only be appropriate to allocate as part of a larger scheme. The southern site accessed from Fen Road is edge of settlement with overhead cables on the site located further away from services than alternative sites and development may impact upon form and character of the settlement. The northern most site accessed from Thomas Close is in the main constrained by flood zone the remainder of the site whilst accessed from Thomas Close would not relate well to the remainder of the development due to the surrounding area being constrained. The site is completely within the Marham airfield safeguarding area and is a mix of grade 2 & 3 agricultural land. There appears to be suitable habitat for biodiversity.	The sites would require comparative assessment in the Site Specific Allocations and Policies DPD. The northern site along Fen Road if sensitively designed and as part of a larger scheme. The site accessed from southern part of Fen Road may be suitable the third site may not be suitable. Requirement to consult DEFRA regarding agricultural land classification. Prior to development an ecology survey may be required.	1
503	+	-	-	-/+	-	+	+	+	-/+	-/+	+	+	+	+	-	+	+	+	-	Site 503 is a greenfield site outside built environment boundaries which forms part of the larger submissions of 1069, 942 & 442 it would only be appropriate to allocate as part of a larger scheme. The site is completely within the Marham airfield safeguarding area and is a mix of grade 2 & 3 agricultural land. Achieving a safe access may be challenging for this location.	The Highway Authority would object if this site were included in the plan.	0
505	+	-	-	-/+	-	+	+	+	-/+	-/+	+	+	+	-	+	+	+	+	-	Site 503 is a greenfield site outside built environment boundaries which forms part of the larger submissions of 1069, 942 & 442 it would only be appropriate to allocate as part of a larger scheme. The site is completely within the Marham airfield safeguarding area and is a mix of grade 2 & 3 agricultural land. Achieving a safe access may be challenging for this location.	The Highway Authority would object if this site were included in the plan.	0
580																						0
585																						0
586																						0
601	-/+	-	-	+	-	+	+	+	-/+	-/+	+	+	+	+	-	+	-	+	-	Site 601 is a large greenfield site completely within the Marham airfield safeguarding area, with a right of way present across the site and is a mix of grade 2 & 3 agricultural land. There appears to be suitable habitat for biodiversity. Development of the site would have a detrimental impact upon the surrounding residential form and character. The Highways Authority states that this site could achieve a safe access but there would be difficulties for walking and cyclists.	The Highway Authority would object if this site were included in the plan.	0
613	+	-	-	+	-	+	+	+	-/+	-/+	+	+	+	+	-	+	+	+	-	Site 613 is a greenfield site completely within the Marham airfield safeguarding area and is grade 3 agricultural land. There appears to be suitable habitat for biodiversity. Development of the site would have a detrimental impact upon the surrounding residential form and character. The Highways Authority states that this site could achieve a safe access but there would be difficulties for walking and cyclists.	The Highway Authority would object if this site were included in the plan.	0

Site Ref	Availability			Achievability			Deliverable/Developable							
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years	Notes	Total
472		Site proposed for consideration by a developer therefore considered available.		1 M	L		0.6	0.5	24			14		14
503		Site proposed for consideration by the landowner and multiple Agents therefore considered available.		1 M	L		2.2	1.5	24				Site not suitable on highways grounds.	0
505		Site proposed for consideration by a developer therefore considered available.		1 M	L		2.2	1.5	24				Site not suitable on highways grounds.	0
580	Residential mixed use/ Employment B1 & B8													0
585														0
586														0
601		Site proposed for consideration by the landowner and multiple Agents therefore considered available.		1 M	L		5.2	1.5	24				Site not suitable on highways grounds.	0
613		Site proposed for consideration by the landowner and multiple Agents therefore considered available.		1 M	L		0.7	0.6	24				Site not suitable on highways grounds.	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 submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument				Historic Parks and gardens	
816	Watlington	Watlington	KRSC	Arable	G	Land to the West of Fen Road,	Client 9 of Cruso & Wilkin	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	+	Partially flood zone 2.	Yes unconstrained part of the site may be suitable.	1
942	Watlington	Watlington	KRSC	Open land / Scrubland	G	Land at The Elms	Client of Pegasus Planning Group	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	Partially flood zone 2.	Yes unconstrained part of the site may be suitable.	1	
1069	Watlington	Watlington	KRSC	Open land / Scrubland	G	Land at the Elms	Wells Homes (Norfolk) Ltd	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	Partially flood zone 2.	Yes unconstrained part of the site may be suitable.	1	
WAT 13	Watlington	Watlington	KRSC		B	Fen Road	Orchid Properties Ltd	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	
72	Welney	Welney	RV	Residential		Land at Marifa Lodge, Wisbech Road,	Mr Graham Rainbird	+	-	-	+	+	+	+	+	+	+	+	+	+	+	Flood zones 2 & 3 fluvial.	No	0	
304	Welney	Welney	RV	Agricultural		Land opposite a Zion Baptist Chapel at Tipps End,	Mr Roger Symons	-	-	-	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 fluvial.	No	0	
376	Welney	Welney	RV	Agricultural		Field rear of Grange Farm (Field No 4989)	Mr & Mrs P. M. Roberts	+	-/+	-/+	+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 & 3 fluvial, access is only available across flood zones.	East section of the site is unconstrained access in constrained area, so appears to be no suitable unconstrained access.	0	
386	Welney	Welney	RV	Agricultural		Land at Sandgate Terrace	Clients of Peter Humphrey Associates Ltd	+	-	-	+	+	+	+	+	+	+	+	+	+	+	Flood zones 2 & 3 fluvial.	No	0	
420	Welney	Welney	RV	Agricultural		Land at Wisbech Road (0.8ha TL 5294)	Clients of Peter Humphrey Associates Ltd	-	-	-	+	+	-	+	+	+	+	+	+	+	+	Flood zones 2 & 3 fluvial & hazard zone.	No	0	
663	Welney	Welney	RV	Agricultural		Biangi Wisbech Road	Mr & Mrs B. Rayner	-	-	-	+	+	-/+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 fluvial & partially in hazard zone.	No	0	

Suitability Stage 2																						
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Slope	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
816	-/+	-	-	+	-/+	+	+	+	-/+	-/+	+	+	+	+	+	+	+	+	-	Site 816 is a large greenfield site outside built environment boundaries, completely within the Marham airfield safeguarding area, partially within flood zones and is grade 3 agricultural land. To large for allocation of the entire site, the western area of the site is constrained by a flood zone. Edge of settlement, there appears to be suitable habitat for biodiversity. Development of the site would encroach on the countryside and may have a detrimental affect on the form and character of the settlement. Achieving a safe access may be challenging for this location.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. May be suitable if sensitively designed. Requirement to consult DEFRA regarding agricultural land classification. Prior to development an ecology survey may be required.	1
942	-/+	-	-	+	-	+	+	+	-/+	+	+	+	+	+	+	+	+	+	-	Site 942 is a large greenfield site outside built environment boundaries and is the west area of the site 1069 so the issues relating to that site apply to this site. The site is completely within the Marham airfield safeguarding area, partially within flood zones and is a mix of grade 2 & 3 agricultural land. There appears to be suitable habitat for biodiversity. Achieving a safe access may be challenging for this location.	The Highway Authority would object if this site were included in the plan.	0
1069	-/+	-	-	+	-	+	+	+	-/+	+	+	+	+	+	+	+	+	+	-	Site 1069 is a large greenfield site outside built environment boundaries, completely within the Marham airfield safeguarding area, partially within flood zones and is a mix of grade 2 & 3 agricultural land. There appears to be suitable habitat for biodiversity. There are drainage ditches present and signs of informal public access. Well located in relation to the remainder of the settlement and services, could easily be an extension to an existing new estate. Achieving a safe access may be challenging for this location.	The Highway Authority would object if this site were included in the plan.	0
WAT13	+	+	-	+	-/+	+	+	+	+	+	+	+	-/+	-	+	+	+	+	+	Site WAT13 is a surgery brownfield site and well located to the settlement, with good access which has been put in to cater for health centre. The site is completely within Marham airfield and possible waste site safeguarding areas. Any development would have to be designed to consider neighbouring properties.	Yes. Subject to a safe access being made the Highway Authority would not object if this site were included in the plan.	1
72																						0
304																						0
376																						0
386																						0
420																						0
663																						0

Site Ref	Availability			Achievability		Deliverable/Developable							Total	
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years		Notes
816	Housing, mixed market	Site proposed for consideration by the landowner through an Agent therefore considered available.		1	M	L	19	1.5	24			36	Site partially accepted	36
942	Housing, up to 35 dwellings per hectare	Site proposed for consideration by the landowner and multiple Agents therefore considered available.		1	M	L	8.5	1.5	24				Site not suitable on highways grounds.	0
1069	Housing - approx 343 dwellings (35 per hectare)	Site proposed for consideration by the landowner and multiple Agents therefore considered available.		1	M	L	11.4	1.5	24				Site not suitable on highways grounds.	0
WAT 13	Housing	Site proposed for consideration by a developer therefore considered available.		1	M	L	1.1	1	24	24			Site partially accepted	24
72														0
304														0
376														0
386														0
420														0
663														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 submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument				Historic Parks and gardens				
703	Welney	Welney	RV	Agricultural		Land opposite Corner House, Tipps End, 2 - OS TL5094 field grid number 5395 (Turf Lot Drove)	Mr K Goodger	-	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 fluvial.	No	0
704	Welney	Welney	RV	Agricultural		5 parcels of land at Welney off Wisbech Road	Mr K Goodger	-	-	-	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	Flood zones 2 & 3 fluvial & hazard zone.	No	0
733	Welney	Welney	RV	Agricultural		Land opposite the Willows, Tipps End, Welney	Norfolk Essential Oils	-	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 fluvial.	No	0
734	Welney	Welney	RV	Agricultural		5 parcels of land at Welney off Wisbech Road 1 - OS TL5294 part of field grid number 8830 2 - OS TL5294 field grid number 9842 3 - OS TL5294 - 5394 part of field grid number 1062	Norfolk Essential Oils	-	-	-	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	Flood zones 2 & 3 fluvial & hazard zone.	No	0
735	Welney	Welney	RV	Agricultural		4 - OS TL5294 part of field grid number 9278 5 - OS TL5294 - 5295 field grid number 6098	Norfolk Essential Oils	-	-	-	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	Flood zones 2 & 3 fluvial & hazard zone.	No	0
105	Wereham	Wereham	SVAH	Agricultural		Land off Cavenham Road	Clients of Barry L Hawkins	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development.	No	0
106	Wereham	Wereham	SVAH	Industrial / Agriculture		The Hollies Farm	Clients of Barry L Hawkins	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development.	No	0
107	Wereham	Wereham	SVAH	Agricultural		Land south of Queen's Close	Clients of Barry L Hawkins	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development.	No	0
111	Wereham	Wereham	SVAH	Agricultural		Land South of Holme Oak and Rutherford House, Stoke Road	Mr Richard Ellis	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development.	No	0
362	Wereham	Wereham	SVAH	Industrial / Agriculture		The Hollies Farm,	Mr & Mrs P & M Carter	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development.	No	0
404	Wereham	Wereham	SVAH	Open Agriculture	G	Land North of Lynn Road,	Clients of Peter Humphrey Associates Ltd	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development.	No	0
499	Wereham	Wereham	SVAH	Residential		The Springs, Flegg Green,	Clients of Ian J M Cable	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development.	No	0
541	Wereham	Wereham	SVAH	Vacant Field		Land behind Holmoak, Stoke Road,	Clients of Brown & Co	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development.	No	0

Suitability Stage 2																							
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Shape	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject	
703																						0	
704																							0
733																							0
734																							0
735																							0
105																							0
106																							0
107																							0
111																							0
362																							0
404																							0
499																							0
541																							0

Site Ref	Availability			Achievability		Deliverable/Developable							Total	
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years		Notes
703														0
704														0
733														0
734														0
735														0
105														0
106														0
107														0
111														0
362														0
404	Housing													0
499														0
541														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 submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument				Historic Parks and gardens						
570	Wereham	Wereham	SVAH	Agricultural		Land on Lynn Road,	Clients of Parsons & Whitley	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development.	No	0
656	Wereham	Wereham	SVAH	Agricultural		Redundant Barn, Bens Lane,	Mr R. G. Dearsley	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development.	No	0
729	Wereham	Wereham	SVAH	Brownfield site used for the storage and breaking of cars. Cars are stacked 2;3 vehicles high within the site.	B	Land West of Lynn Road (A134)	Clients of Peter Humphrey Associates Ltd	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development.	No	0	
813	Wereham	Wereham	SVAH	Agricultural / Industrial		'Natanya', Hollies Farm, Flegg Green	Client 2 of Gerald Eve	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development.	No	0	
950	Wereham	Wereham	SVAH	Arable farmland / Grassland	G	Land at Stoke Road	Mr G Gott/Mr & Mrs S Calvert	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development.	No	0	
1060	Wereham	Wereham	SVAH	Auto Salvage Yard	B	Land at Lyndale, Autosalvage Yard, Lynn Road (PE33 9BD)	Client of Mike Hastings	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development.	No	0	
331	West Dereham	West Dereham	SVAH	Poor grade grassland and arable	G	3 parcels of land at West Dereham, Norfolk.	Miss Jane Hayman & Pat Milner	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development.	No	0	
931	West Dereham	West Dereham	SVAH	Agriculture	G	Land to the North-East of houses along the Row	Mr Martin & Mrs Janet Hunt	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development.	No	0	
1135	West Dereham	West Dereham	SVAH	Agricultural		Land to the South and adjacent of St Andrew's Church	Mr Barry Glover	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development.	No	0	
46	West Walton	Walton Highway	KRSC	Residential		Land at Trafford Estate	Property Services	+	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Completely within flood zone 2 tidal.	No	0	
264	West Walton	Walton Highway	KRSC	Agricultural		Land between Common Road and St Paul's Road,	Mr Richard J Deptford	+	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Completely within flood zone 2 tidal.	No	0	
597	West Walton	Walton Highway	KRSC	Residential		Land off Salts Road,	Mrs V. C. Jennings	+	+	+	-	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Wholly within Flood zone 2 tidal, partial flood zone 3 tidal.	No	0	
692	West Walton	Walton Highway	KRSC	Agricultural		Land at Knighton Lodge,	Mrs Pamela J. Bothem	+	+	+	-	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Wholly within Flood zone 2 tidal, partial flood zone 3 tidal.	No	0	
754	West Walton	Walton Highway	KRSC	Agricultural		Land opposite Lynn Road Terrace	Clients of Grahame Seaton	+	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Completely within flood zone 2 tidal.	No	0	
52	West Walton	Walton Highway	KRSC	Agricultural		The Poplars Pig & Polutry Farm Land off Lynn Road	Clients of A S Campbell Associates	+	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Wholly within Flood zone 2 tidal.	No	0	

Suitability Stage 2																							
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Shape	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject	
570																						0	
656																							0
729																							0
813																							0
950																							0
1060																							0
331																							0
931																							0
1135																							0
46																							0
264																							0
597																							0
692																							0
754																							0
52																							0



Site Ref	Availability				Achievability		Deliverable/Developable							
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years	Notes	Total
570														0
656														0
729	Housing													0
813														0
950	Housing, up to 14 dwellings													0
1060	Housing, Approx 8 dwellings as required													0
331	Housing, 10-12 private homes / Possible recreational use													0
931	Housing, 5 dwellings													0
1135														0
46	Residential													0
264														0
597														0
692														0
754														0
52														0



Suitability Stage 2																							
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Shape	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject	
428																						0	
744																							0
270																							0
431																							0
432																							0
435																							0
584																							0
686																							0
732																							0
795																							0
881																							0
907																							0
912																							0
913																							0
914																							0
915																							0
916																							0
986																							0
547																							0
671																							0

Site Ref	Availability			Achievability		Deliverable/Developable							Total	
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years		Notes
428														0
744														0
270														0
431														0
432														0
435														0
584														0
686														0
732														0
795	Housing, 3-6 plots													0
881	Housing, 11 bungalows													0
907	Housing, 4 dwellings													0
912														0
913														0
914														0
915														0
916														0
986														0
547														0
671														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 submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome	Accept/reject
967	Wiggenhall St Germans	Wiggenhall St Germans	RV	Agricultural	G	Land to the rear of 36 Sluice Road & 2-18 Lewis Drive	Clients of Brown & Co	+	+	+	-	-	-	+	+	+	+	-	+	+	+	Flood zones 2 & 3 tidal and hazard zone. Wholly within SSSI.	No	0
1066	Wiggenhall St Germans	Wiggenhall St Germans	RV	Agricultural	G	Land to the rear of 31 & 33 Lynn Road,	Clients of Brown & Co	+	+	+	-	-	-	+	+	+	+	+	+	+	+	Flood zones 2 & 3 tidal and hazard zone.	No	0
1067	Wiggenhall St Germans	Wiggenhall St Germans	RV	Garden / Domestic	M	Land around 9 Mill Road,	Clients of Brown & Co	+	+	+	-	-	-	+	+	+	+	+	+	+	+	Flood zones 2 & 3 tidal and hazard zone.	No	0
1068	Wiggenhall St Germans	Wiggenhall St Germans	RV	Agricultural	G	Land West of Pleasant Cottage, Mill Road	Clients of Brown & Co	+	+	+	-	-	-	+	+	+	+	+	+	+	+	Flood zones 2 & 3 tidal and hazard zone.	No	0
1088	Wiggenhall St Germans	Wiggenhall St Germans	RV	Unknown		Land to the South East of Lewis Drive	Client of distinct DESIGNS UK Ltd	-	+	+	-	-	-	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal and hazard zone.	No	0
1093	Wiggenhall St Germans	Wiggenhall St Germans	RV			Land South of Prior Farm, 20 St Peters Road	Client of NPS Group Property Consultants	-	+	+	-	-	-	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal and hazard zone.	No	0
71	Wiggenhall St. Germans	Wiggenhall St. Germans	RV			Land curtilidge to 22 Mill Road	Clients of David Taylor Associates Ltd	+	+	+	-	-	-	+	+	+	+	+	+	+	+	Flood zones 2 & 3 tidal and hazard zone.	No	0
WSG 01	Wiggenhall St. Germans	Wiggenhall St. Germans	RV			Land rear of Lynn Road	Freebridge Community Housing	+	+	+	-	-	-	+	+	+	+	+	+	+	+	Flood zones 2 & 3 tidal and hazard zone.	No	0
93	Wiggenhall St Germans	Saddlebow	SVAH			Saddlebow	Mr Peter Godfrey	+	+	+	-	-	-	+	+	+	+	+	+	+	+	Flood zones 2 & 3 tidal and hazard zone.	No	0
717	Wiggenhall St Germans	Saddlebow	SVAH	Agricultural	G	Land at Fallow Pipe Road	Miss Christine Smith	-	+	+	-	-	-	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal and hazard zone.	No	0
250	Wiggenhall St Germans	Wiggenhall St Mary the Virgin	SVAH			Land at Church Road	Clients of Grahame Seaton	-	+	+	-	-	-	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal and hazard zone.	No	0
339	Wiggenhall St Germans	Wiggenhall St Mary the Virgin	SVAH			Land off Common Road	H.E. Kitchen & Sons	-	+	+	-	-	-	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal and hazard zone.	No	0
677	Wiggenhall St Germans	Wiggenhall St Mary the Virgin	SVAH			Land at Level Banks Common Road	Mr & Mrs M J Steley	-	+	+	-	-	-	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal and hazard zone.	No	0
776	Wiggenhall St Germans	Wiggenhall St Mary the Virgin	SVAH	Not stated		Land East of 44 Common Road, The Barn, Riverside Farm, Common Road	Mr G Dye & Mr D Doughty	-	+	+	-	-	-	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal and hazard zone.	No	0

Suitability Stage 2																							
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Shape	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject	
967																						0	
1066																							0
1067																							0
1068																							0
1088																							0
1093																							0
71																							0
WSG 01																							0
93																							0
717																							0
250																							0
339																							0
677																							0
776																							0

Site Ref	Availability				Achievability		Deliverable/Developable							
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years	Notes	Total
967	Housing - up to 40 dwellings													0
1066	Housing - 2 dwellings													0
1067	Housing - 2 dwellings													0
1068	Housing - 3 dwellings													0
1088	Housing, approx 53 dwellings													0
1093	Housing / Community building													0
71														0
WSG 01	Housing, 2 min, 4 max													0
93														0
717	Residential													0
250														0
339														0
677														0
776	Housing, Ten 2/3 bed starter homes													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 submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument				Historic Parks and gardens				
144	Wiggenhall St Mary Magdalen	Wiggenhall St Mary Magdalen	SVAH			Land at Stow Road	Mr John Coady	-	+	+	-	-	-	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal and hazard zone.	No	0
153	Wiggenhall St Mary Magdalen	Wiggenhall St Mary Magdalen	SVAH			Land At Fen Road bungalow, Fen Road	W. Collingridge	-	+	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flood zone 2 and 3.	Constraints cannot be overcome.	0
484	Wiggenhall St Mary Magdalen	Wiggenhall St Mary Magdalen	SVAH			Land off Mill Road,	Clients of Ian H Bix & Associates	-	+	+	-	-	-/+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal and partial hazard zone.	No	0
490	Wiggenhall St Mary Magdalen	Wiggenhall St Mary Magdalen	SVAH			Land North of Mill Road,	Clients of Ian J M Cable	-	+	+	-	-	-	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal and hazard zone.	No	0
540	Wiggenhall St Mary Magdalen	Wiggenhall St Mary Magdalen	SVAH	Agricultural	G	Land to east of Lynn Road and north of St Mary Magdalen Church and Priory Farm (O.S. grid ref.TF598116)	Clients of Brown & Co	-	+	+	-	-	-	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal and hazard zone.	No	0
1107	Wiggenhall St Mary Magdalen	Wiggenhall St Mary Magdalen	SVAH	Agricultural	G	Land to North of 99 Stow Road, PE34 3BB	Client of Strutt & Parker	-	+	+	-	-	-	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal and hazard zone.	No	0
293	Wiggenhall St Mary Magdalen.	Wiggenhall St Mary Magdalen.	SVAH			Land at Mill Road,	Mr Peter Hollox	-	+	+	-	-	-	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal and hazard zone.	No	0
647	Wiggenhall St Mary Magdalen	Wiggenhall St Mary Magdalen	SVAH	Agricultural	G	Land on Mill Road,	Mr I R Haynes	-	+	+	-	-	-	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal and hazard zone.	No	0
101	Wimbotsham	Wimbotsham	RV		B	Land North of 23 Trinkers Lane	Clients of Mike Hastings	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	
231	Wimbotsham	Wimbotsham	RV			Land North of Low Road	Clients 8 of Cruso & Wilkin	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development.	No	0



Suitability Stage 2																						
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Shape	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
144																						0
153																						0
484																						0
490																						0
540																						0
1107																						0
293																						0
647																						0
101	+	+	-	-	-	+	+	+	+	-/+	+	+	-/+	+	-/+	+	-/+	+	+	Site 101 is a garden site outside built environment boundaries completely within the Marham safeguarding area and the conservation area with a right of way along the boundary. The site is inappropriately shaped for development.	No.	0
231																						0

Site Ref	Availability			Achievability		Deliverable/Developable							Notes	Total
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years		
144														0
153														0
484														0
490														0
540	Housing, Approx 80 conventional/possibility of affordable if required													0
1107	Housing 6-10, Detached and Semi Detached													0
293														0
647	Housing													0
101													Site not suitable	0
231														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 submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens					
496	Wimbotsham	Wimbotsham	RV		G	Land off Tinkers Lane,	Clients of Ian J M Cable	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
501	Wimbotsham	Wimbotsham	RV		B	Millers Lane	Clients of Ian J M Cable	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
506	Wimbotsham	Wimbotsham	RV		B	Land South of West Way,	Clients of Ian J M Cable	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
507	Wimbotsham	Wimbotsham	RV		G	Land South of West Way,	Clients of Ian J M Cable	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
612	Wimbotsham	Wimbotsham	RV		B	Land to rear of 100 West Way,	Mr J Soames-Waring	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
667	Wimbotsham	Wimbotsham	RV		B	Garden land to 92a Westway,	Mr & Mrs G Young	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. No road frontage.		1
1076	Wimbotsham	Wimbotsham & Downham	MT/RV	Agricultural	G	The Wimbotsham Estate, Land at Lower Farm & Church Farm	Client of Entec	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of Downham Market and Wimbotsham.	Part of the site potentially suitable.	1

Suitability Stage 2																						
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Shape	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
496	-/+	-	-	+	-/+	+	+	+	-/+	-/+	+	+	-/+	+	+	+	+	+	-	Site 496 is a large greenfield site outside built environment boundaries completely within the Marham safeguarding area and partially within a conservation area. The land is grade 3 agricultural. There appears to be suitable habitat for biodiversity. The site has a number of mature trees and a mature hedgerow present. The Highway Authority expects all allocations to provide a safe access with good visibility, this may not be possible in this instance.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. May be suitable if site area reduced and designed sensitively. Requirement to consult DEFRA regarding agricultural land classification. Would require further discussion with the Highways Authority prior to allocation. Prior to development an ecology survey may be required.	1
501	+	+	-	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site 501 is a greenfield garden site outside built environment boundaries, completely within the Marham safeguarding area and conservation area. Access is poor along an unmetalled road.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD.	1
506	-/+	+	+	+	-/+	+	+	+	-/+	-/+	+	+	+	+	+	+	+	+	-	Site 506 is a large greenfield site outside built environment boundaries, completely within the Marham safeguarding area and partially within a minerals consultation area. The land is grade 3 agricultural. The proposed access is from West Way the edge of settlement nature would have a negative impact upon the local landscape. Development on the entire site would be of large scale for the settlement as a rural village, this would have a negative impact upon local amenity and the highway. There appears to be suitable habitat for biodiversity.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The core strategy identifies sustaining existing services in rural villages as a priority, therefore if allocation is required in this settlement the constraints could be overcome and this site may be suitable for some small-scale infilling or affordable housing. Any development would need to be sensitive to the form and character of the settlement. Requirement to consult DEFRA regarding agricultural land classification. Awaiting input from Norfolk CC highways Officer. Prior to development an ecology survey may be required.	1
507	+	-	-	+	-/+	+	+	+	-/+	-/+	+	+	+	+	+	+	+	-/+	+	Site 507 is a greenfield site outside built environment boundaries, completely within the Marham safeguarding area and the conservation area and adjacent to a listed building and a county wildlife site, there appears to be suitable habitat for biodiversity. There is a right of way present along the access and the land is grade 3 agricultural. The area appears to be parkland within the conservation area any development would have an unacceptable impact upon the local landscape.	No. The impact upon landscape would be unacceptable.	0
612	+	+	-	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site 612 is a greenfield garden site outside built environment boundaries, completely within the Marham Airfield safeguarding zone. The land is to the rear of a property on a sharp bend in the road which fronts West Way as a result the property would have a frontage on to West Way. The site has a number of mature trees present the only real issue is the impact upon the highway and lack of visibility on the bend.	The Highway Authority expects all allocations to provide a safe access with good visibility, in this instance Officers feel this is not possible therefore the site is not suitable.	0
667	+	+	-	+	-	+	+	+	+	-/+	+	+	-/+	+	+	+	+	+	+	Site 667 is a greenfield garden site outside built environment boundaries, completely within the Marham Airfield safeguarding zone. The land is to the rear of the properties which front West Way any development in this location would have a negative impact upon the linear character of the area. There appears to be inadequate access which would impact upon the amenity neighbouring dwellings.	The impact upon the character could not be overcome. The Highway Authority would object if this site were included in the plan due to it being remote from the settlement.	0
1076	-/+	-	-	+	-/+	+	+	+	+	-/+	+	+	-/+	+	+	+	-	+	-	Site 1076 is a greenfield site outside built environment boundaries, completely within the Marham airfield safeguarding area and partially within the conservation area. It is inappropriately large in scale for a rural village and is grade 3 agricultural land in a greenfield location. It bridges the gap between Wimbotsham and Downham Market and is partially within the conservation area and has a right of way across the centre of the site.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The core strategy identifies sustaining existing services in rural villages as a priority, therefore if allocation is required in this settlement the constraints could be overcome and this site may be suitable for some small-scale infilling along Lynn Road or affordable housing. Would seek to avoid merging Wimbotsham with Downham Market and development in the conservation area.	1

Site Ref	Availability			Achievability			Deliverable/Developable							
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years	Notes	Total
496		Site proposed for consideration by the landowner through an Agent therefore considered available.		1	M	L	4.2	0.4	24			9	Site partially accepted	9
501		Site proposed for consideration by the landowner through an Agent therefore considered available.		1	M	L	0.2	0.2	24			5	Site accepted	5
506		Site proposed for consideration by the landowner through an Agent therefore considered available.		1	M	L	8	0.4	24			9	Site partially accepted	9
507													Site not suitable	0
612		Site proposed for consideration by the landowner therefore considered available.		1	M	L	0.3	0.3	24				Site not suitable	0
667		Site proposed for consideration by the landowner therefore considered available.		1	M	L	0.1	0.1	24				Site not suitable	0
1076	Housing, 350 dwellings with further 600 dwellings for further development. Employment 23ha of readily available land.	Site proposed for consideration by the landowner through an Agent therefore considered available.		1	M	L	17	0.4	24			9	Site partially accepted	9

Site Ref	Basic site information						Suitability Stage 1																	
	Parish	Town/Village	CS02 Designation	Current or last known land use	Brownfield/Greenfield	Site Description	Site submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome	Accept/reject
1077	Wimbotsham	Wimbotsham & Downham	MT/RV	Agricultural	G	The Wimbotsham Estate, Land South of West Way	Client of Entec	+	+	+	-/+	-/+	+	+	+	+	+	+	+	+	+	A small portion of the site is within 25m of the village. West section of the site constrained by flood zones 2 and 3.	Yes only allocate on the small frontage near the settlement, which would also avoid the flood zones.	1
1078	Wimbotsham	Wimbotsham	RV	Agricultural	G	The Wimbotsham Estate, Land South of Gullpit Farm	Client of Entec	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development.	No	0
1079	Wimbotsham	Wimbotsham	RV	Agricultural	G	The Wimbotsham Estate, Land South of Whincourt Farm	Client of Entec	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development.	No	0

Suitability Stage 2																							
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Shape	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject	
1077	-/+	-	-	+	-/+	-/+	+	+	-/+	-/+	+	+	-/+	+	-/+	+	-	+	-	<p>Site 1077 is inappropriately large in scale for a rural village, in a greenfield location outside built environment boundaries and adjacent to conservation area. The west boundary area is constrained by a gas pipeline and flood zones. A right of way exists across the south/east section of the site. Completely within the Marham Airfield safeguarding zone partially constrained in north/west by minerals consultation area and is grade 3 agricultural land. Anglian Water cordon sanitarie to the south of the site. Only a small area at the eastern end of the site is potentially suitable for a small frontage development consisting of no more than 10 units on to Low Road. There appears to be suitable habitat for biodiversity.</p>	<p>Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The core strategy identifies sustaining existing services in rural villages as a priority, therefore if allocation is required in this settlement the constraints could be overcome and this site may be suitable for some small-scale infilling or affordable housing. A reduced size of site may be suitable. Any development would need to be sensitive to the setting of the conservation area, airfield safeguarding, rights of way and minerals designation. There should be no development on the western boundary to avoid the gas pipe line nor to the south within the 400m cordon sanitarie unless agreed with AW. Requirement to consult DEFRA regarding agricultural land classification. Prior to development an ecology survey may be required.</p>	1	
1078																						0	
1079																							0

Site Ref	Availability				Achievability		Deliverable/Developable							
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years	Notes	Total
1077	Housing, 350 dwellings with further 600 dwellings for further development. Employment 23ha of readily available land.	Site proposed for consideration by the landowner through an Agent therefore considered available.		1	M	L	13.1	0.4	24			9	Site partially accepted	9
1078	Housing, 350 dwellings with further 600 dwellings for further development. Employment 23ha of readily available land.													0
1079	Housing, 350 dwellings with further 600 dwellings for further development. Employment 23ha of readily available land.													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 submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument				Historic Parks and gardens					
1080	Wimbotsham	Wimbotsham	RV	Agricultural	G	The Wimbotsham Estate, Land South of Gullpit House	Client of Entec	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development.	No	0
96	Wormegay	Wormegay	RV		G	Land at Middle Farm	Clients of Mike Hastings	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	
577	Wormegay	Wormegay	RV		B	Land at Middle Farm,	Clients of Acorus	+	-/+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 & 3 fluvial.	Yes. North section of the site may be suitable.	1	
579	Wormegay	Wormegay	RV		G	Land at Middle Farm	Clients of Barton Willmore	+	-/+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 & 3 fluvial. Adjacent to Ancient Monument.	Yes. Possible to develop unconstrained area.	1	
865	Wormegay	Wormegay	RV	Garden / Amenity Land	G	Land to the South of the Oaks, Craven Lane	Client of Cruso & Wilkin	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	
98	Wretton	Wretton	SVAH			Land at Chequers Road	Clients of Mike Hastings	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development.	No	0	
251	Wretton	Wretton	SVAH			Land at Field Lane,	Mr Michael Sprules	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development.	No	0	

Suitability Stage 2																						
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Shape	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
1080																						0
96	-/+	-	-	+	-/+	+	+	+	+	-/+	+	+	+	+	-	+	+	+	-/+	Site 96 is currently used as mixed garden and large field outside built environment boundaries, grade 3 agricultural land completely within the Marham safeguarding area. Accessed via a shared drive with neighbouring agricultural added value use in the west and track in the east. Any development would be to rear of a property with a frontage with Castle Road which may have a negative impact upon amenity. No pavement to services (school). Proposed access arrangements unclear.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The core strategy identifies sustaining existing services in rural villages as a priority, therefore if allocation is required in this settlement the constraints could be overcome and this site may be suitable for some small-scale infilling or affordable housing. Requirement to consult DEFRA regarding grade 3 agricultural land if choosing to allocate and may need to reduce the size or number of units in keeping with the rural nature of the settlement. Requirement to consult DEFRA regarding agricultural land classification.	1
577	+	+	-/+	+	-/+	+	+	+	+	+	+	+	-/+	+	-	+	+	-	+	Site 577 is the brownfield portion of the site assessed as ref: 579.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The core strategy identifies sustaining existing services in rural villages as a priority, therefore if allocation is required in this settlement the constraints could be overcome and this site may be suitable for some small-scale infilling or affordable housing. Suggest that the brownfield area may be suitable for a relatively small number of units in keeping with the settlement hierarchy. There would be a need to balance the amenity gains against the loss of jobs in the area. Prior to development an ecology survey may be required.	1
579	-/+	-	-	+	-/+	+	+	-/+	-/+	-/+	+	+	+	+	-	+	+	-/+	-/+	Site 579 is a large mainly greenfield site (agricultural grade 3 & 4), with an area of brownfield land outside the built environment boundaries. The site is completely within the Marham safeguarding area partially within fluvial flood zones 2 & 3 has TPO trees present and is adjacent to an ancient monument. The site is edge of settlement, any development would have a positive effect on neighbouring amenity with closure of the added value agricultural activity and reduce lorry movements. The greenfield part of the site which is outside the flood zone was formerly the operations settlement beds. The business employs 80+ people. There appears to be suitable habitat for biodiversity on the greenfield area. A part of the site already has consent for residential development. No pavement to services.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The core strategy identifies sustaining existing services in rural villages as a priority, therefore if allocation is required in this settlement the constraints could be overcome and this site may be suitable for some small-scale infilling or affordable housing. Suggest that the brownfield area may be suitable for a relatively small number of units in keeping with the settlement hierarchy. There would be a need to balance the amenity gains against the loss of jobs in the area. Prior to development an ecology survey may be required.	1
865	+	-	-	+	-	+	+	+	-/+	+	+	+	+	+	-	+	+	+	+	Site 865 is a garden plot with a number of trees it is not well related to shops or a bus stop but has a pavement to the school. The site is completely within Marham safeguarding area. There appears to be suitable habitat for biodiversity.	The core strategy identifies sustaining existing services in rural villages as a priority, therefore if allocation is required in this settlement the constraints could be overcome and this site may be suitable for some small-scale infilling or affordable housing. Prior to development an ecology survey may be required.	1
98																						0
251																						0

Site Ref	Availability				Achievability		Deliverable/Developable							Total
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years	Notes	
1080	Housing, 350 dwellings with further 600 dwellings for further development. Employment 23ha of readily available land.													0
96		Site proposed for consideration by the landowner through an Agent therefore considered available.		1 M	L	1.4	0.4	24		9			Site partially accepted	9
577		Site proposed for consideration by the landowner through an Agent therefore considered available.		1 M	L	0.5	0.4	24		9			Site partially accepted	9
579		Site proposed for consideration by the landowner through an Agent therefore considered available.		1 M	L	3.6	0.4	24		9			Site partially accepted	9
865	Housing, 2-4 residential dwellings	Site proposed for consideration by the landowner through an Agent therefore considered available.		1 M	L	0.1	0.1	24		2			Site accepted	2
98														0
251														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 submitted by:	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument				Historic Parks and gardens				
445	Wretton	Wretton	SVAH			Low Road/Fen Drove Corner,	Clients of Adrian Parker Planning	-	-/+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Partially within fluvial flood zones 2 & 3	No only small part of the site outside flood zones	0
513	Wretton	Wretton	SVAH			Land at Oak Tree Farm,	Clients of Ian J M Cable	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development.	No	0
566	Wretton	Wretton	SVAH			Proposed development land, Low Road,	Clients of Parsons & Whitley	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development.	No	0
567	Wretton	Wretton	SVAH			Land at Church Farm, Low Road,	Clients of Parsons & Whitley	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development.	No	0

Suitability Stage 2																						
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Shape	Impact on highways	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
445																						0
513																						0
566																						0
567																						0

Site Ref	Availability			Achievability		Deliverable/Developable							Total	
	Proposed use (owner/agent)	Summary of constraints	can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	0-5 years	6-10 years	11-15 years		Notes
445														0
513														0
566														0
567														0