

Appendix 1 The Housing Market

Future Housing Requirements

- 1.1 The Regional Spatial Strategy for the East of England sets out the housing requirement for the Greater Norwich Area (Table 1). This represents a starting point for the LDF (and hence the SHLAA) in respect of the need to make adequate provision to achieve the specified housing levels.

Local Authority Area	Minimum to build (April 2001 – March 2021)	Built (April 2001 – March 2006)		Remaining Requirement	
		Total	Per Annum	Total	Per Annum
Norwich	14,100	3,490	700	10,610	710
Broadland	12,200	1,680	340	10,520	700
South Norfolk	11,200	2,280	460	8,920	590
	37,500	7,450	1,500	30,050	2,000

Table 1 East of England Plan Housing Requirement for Greater Norwich Area

Source: East of England Plan (Published 2008)

- 1.2 Whilst level of housing development in Norwich over the first five years of the RSS period was broadly equivalent to the level that is required over the remaining years of the Plan period, it is clear that a step change in the level of provision was required for Broadland and South Norfolk.

Local Authority Area	Minimum to build (April 2001 – March 2021)	Built (April 2001 – March 2008)		Remaining Requirement	
		Total	Per Annum	Total	Per Annum
Norwich	14,100	5,484	783	8,616	663
Broadland	12,200	2,375	339	9,825	756
South Norfolk	11,200	4,107	586	7,093	546
	37,500	11,966	1,708	25,534	1,965

Table 2 East of England Plan Housing Requirement for Greater Norwich Area

- 1.3 More recently, the level of development that was achieved in Norwich over the period from 2006 to 2008 was substantially above the RSS requirements and the impact of slowdown was not experienced until after the end of the 2007-2008 monitoring period. The impact of this higher level of development has been a reduction in the remaining RSS requirements: the requirement for Norwich over the next five year period has fallen to 3,315 dwellings. By contrast in Broadland, only 695 dwellings were built in 2006-7 and 2007-8. This is

substantially below the average rate that is necessary to achieve the RSS requirements and has resulted in the requirement over the next five year period having increased to 3,780 dwellings. There is a concern that a failure to deliver sufficient housing prior to the downturn will be translated to an even greater difficulty in the short term.

- 1.4 The designation of Norwich as a Growth Point has cemented the identification of the greater Norwich area as a major housing growth location. The Joint Core Strategy anticipates that 33,000 of the homes required by the RSS will be provided in the Norwich Policy Area and that the remaining 4,500 will be located in rural areas. In order to provide a basis by which the housing requirement might be extended to 2026, it also states that in addition to the RSS figures a further 9,000 homes are required in the Norwich Policy Area whilst an additional 1,500 homes are to be provided in rural areas by 2026.
- 1.5 The delivery of this considerable scale of growth is likely to be challenging, most notably in respect of:
- a) Identifying sufficient land that is suitable to accommodate the number of additional dwellings that are required;
 - b) Phasing the supply of delivery so that sufficient numbers of houses can come forward in the right location and at the right time;
 - c) Planning and delivering large scale new sustainable communities, given the practical, commercial, and planning challenges involved;
 - d) Providing essential infrastructure to support the necessary scale of development (taking account of the recent infrastructure assessment work commissioned by the Partnership and completed last year); and,
 - e) Supporting the residential growth with sufficient levels of employment, retail, leisure and service provision.
- 1.6 The SHLAA will be vital in helping to address and overcome these issues and in considering *'the nature of the housing challenge'* to which the DCLG guidance refers. This Stage 7 study will be particularly important in informing GNDP's response to these policy issues.

NHPAU housing supply range

- 1.7 In June 2008 that National Housing and Planning Advice Unit (NHPAU) published a series of long term housing supply ranges for testing by the English regions through the planning process. The figures include upper and lower ranges which take account of demographic, economic and housing affordability trends.

Local Authority Area	RSS requirement	NHPAU suggested housing range
Norwich	14,100	17,000 – 21,750

Broadland	12,200	14,700 – 18,800
South Norfolk	11,200	13,500 – 17,300
Total	37,500	45,200 – 57,900

Table 3 NHPAU suggested housing range for greater Norwich area

Source: NHPAU/NLP

1.8 The NHPAU figures for the East of England region range from 30,600 to 39,200 average net additions per annum over the period to 2026 (Table 2). This is substantially greater (20% – 55%) than the RSS requirement for 25,400 dwellings to be provided each year across the region between 2001 and 2021. On the assumption that the higher NHPAU range would translate evenly throughout the greater Norwich area, they would suggest the following levels of development:

1.9 The substantial differences between the RSS requirement and the range suggested by NHPAU demonstrate that the demand for housing remains in place. This will be very important in the long term and highlights the importance of ensuring that provision is made to facilitate an increased level of house building at the time of market recovery.

Existing Housing Context

1.10 The greater Norwich area is home to 365,000 people living in 150,000 households. Of this total, 230,000 people live within the Norwich Policy Area. It is anticipated that the population of the Norwich Policy Area will have risen to 280,000 by 2025.

1.11 The greater Norwich area comprises 10 housing market areas, as shown in figure 1 below:

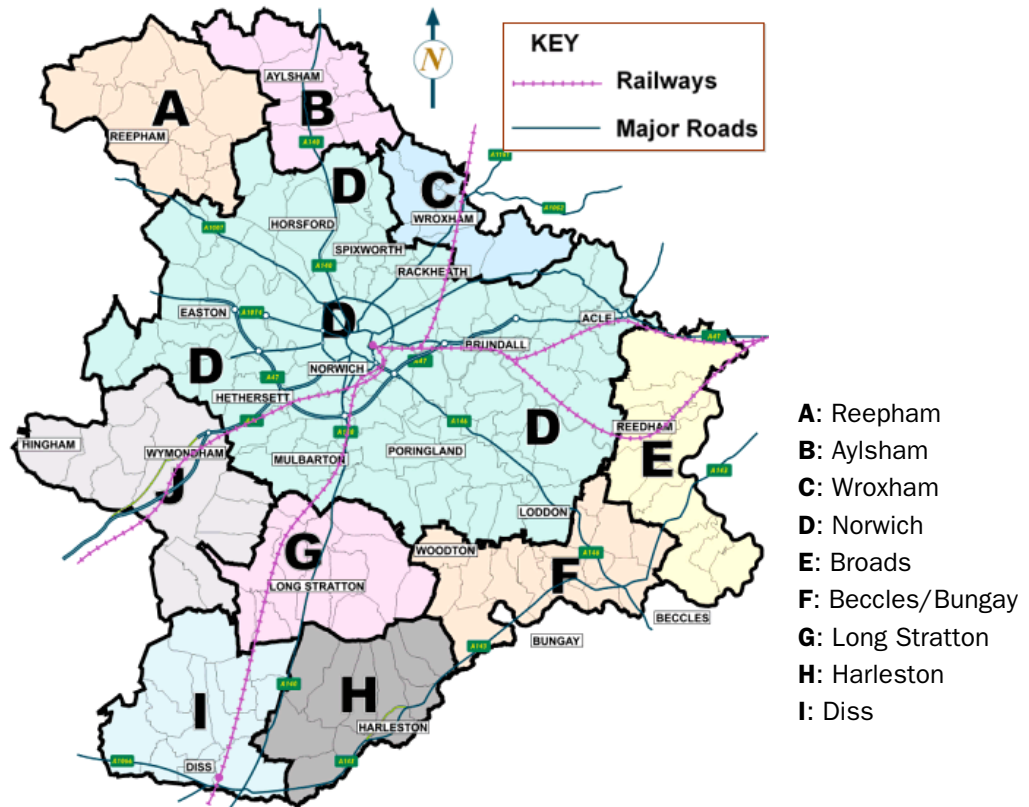


Fig 1 Greater Norwich Housing Market Areas

Source: Greater Norwich Housing Market Assessment (September 2007)

- 1.12 The housing market areas do not operate independently from one another although they do have individual characteristics. The largest housing market area (Norwich) covers 50% of the greater Norwich housing market area and is home to 75% of its population. Eight of the other housing market areas are centred on a market town whilst the Broads area has no clear centre.
- 1.13 Whilst Norwich City acts as a major focus for activity and is a key economic centre to which people are attracted, relative shortages of potential development land (in comparison to Broadland and South Norfolk) serve to limit the level of new housing that might be capable of being accommodated within the City. This trend has already been seen in that between 1991 and 2006, Norwich City only experienced an 8.4% increase in housing stock over this period. This compares to a 15.5% increase in the housing stock across the area, a 22.8% increase in Broadland and a 17.1% increase in South Norfolk.
- 1.14 The implications of these trends have included an increased level of commuting into the City and have extended the Norwich housing market area into the surrounding districts. It is likely that these trends will continue and are expected to be exacerbated in the future as a result of the current housing market collapse and the likely nature of the market following its eventual recovery. As set out below, a large proportion of Norwich's housing stock comprises apartments. In recent years, this sector has been particularly

buoyant and has helped to deliver a more efficient use of land and a greater level of development on brownfield sites. The 2007/2008 Norwich Annual Monitoring Report shows that 63% of the historically high level of completions have been flats, mainly in the city centre and that 93% of completions have been on brownfield land. The implication of this has been that the average density of new housing in Norwich over this period was 88 dwellings per hectare. However, the apartment sector has been hit disproportionately hard by the housing market collapse and is expected to take longer to recover. This is because of a perceived oversupply of this type of accommodation and the complexities of delivery which includes higher upfront construction costs, limited scope to halt construction once work is underway and an inability to phase the release of units in the same way as for houses. Similarly, brownfield development, which is more costly and complex to deliver, has become of more marginal viability and questions have now arisen regarding the continued viability of development on a large number of sites, at least in the short term.

- 1.15 The implication is that the supply of housing from these previously important sectors will fall in the future. Difficulties in the delivery of these forms of housing will result in a reduction in average density and this will necessitate the release of more land to ensure that the RSS targets can be achieved. As such and in view of the scale and nature of land that is available within Norwich, the supply of new housing might be even more constrained in the future.
- 1.16 Clear differences in housing types also exist across the area. For example, Norwich City has the highest proportions of terraced housing (36% of its stock) and flats (31% of its stock) whilst South Norfolk has the highest proportions of detached (57% of its stock) and semi-detached (27% of its stock) dwellings. As flats and terraced dwellings tend to be smaller in size, Norwich has the highest proportion of one-bedroom (15% of its stock) and two-bedroom (30% of its stock) properties. By contrast, South Norfolk has the highest proportion of three and four bedroom properties (71% of its stock). The characteristics of Broadland tend to reflect those of South Norfolk.
- 1.17 In planning for future residential development, it will be important to assess whether the characteristics of the future supply should mirror those of the existing stock. The potential issues in seeking to mirror the existing pattern of supply in Norwich are set out above. The characteristics of future supply will be a function of the demographic profile of the area, the economic context, the availability of land and the nature of the housing market. Although targets are set out in the East of England Plan for the overall level of housing that is to be provided, the nature of supply is an important consideration that will affect the ability of the emerging supply to meet local needs. The SHMA considers the anticipated nature of demand but market changes mean that the likely characteristics of the new housing supply might need to be reconsidered. This will have an impact on the types of sites likely to come forward and on the timing of their delivery, given the uncertain economic future.

Housing Affordability

1.18

The housing market in the greater Norwich area has traditionally been strong, with the demand for new housing having been fuelled by falling household sizes and relatively high levels of in-migration (which have been driven by continued employment growth). In general, in-migrants have been better able to compete within the housing market than newly forming local households and this has helped to drive up average house prices. Figure 2 shows the scale of average house price changes in the three local authorities within the greater Norwich area, compared to the average level of change of England, the East of England and Norfolk.

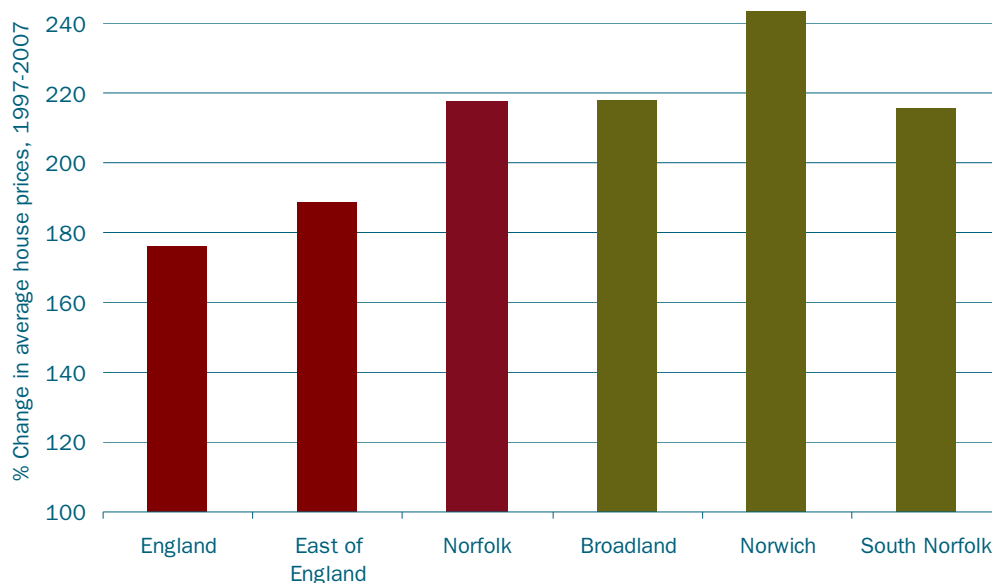


Fig 2 % House Price Change, 1997-2007

Source: CLG Live Table 585 Housing market: mean house prices based on Land Registry data, by District, from 1996

1.19

Whilst average house prices within the area have remained below average prices for England and the East of England, a key trend in recent years in respect of housing within the study area has been a fall in the levels of housing affordability. Between 1997 and 2006, affordability became progressively worse throughout the area (Table 3). This trend has continued, albeit recent house price falls may have slightly tempered the affordability problems.

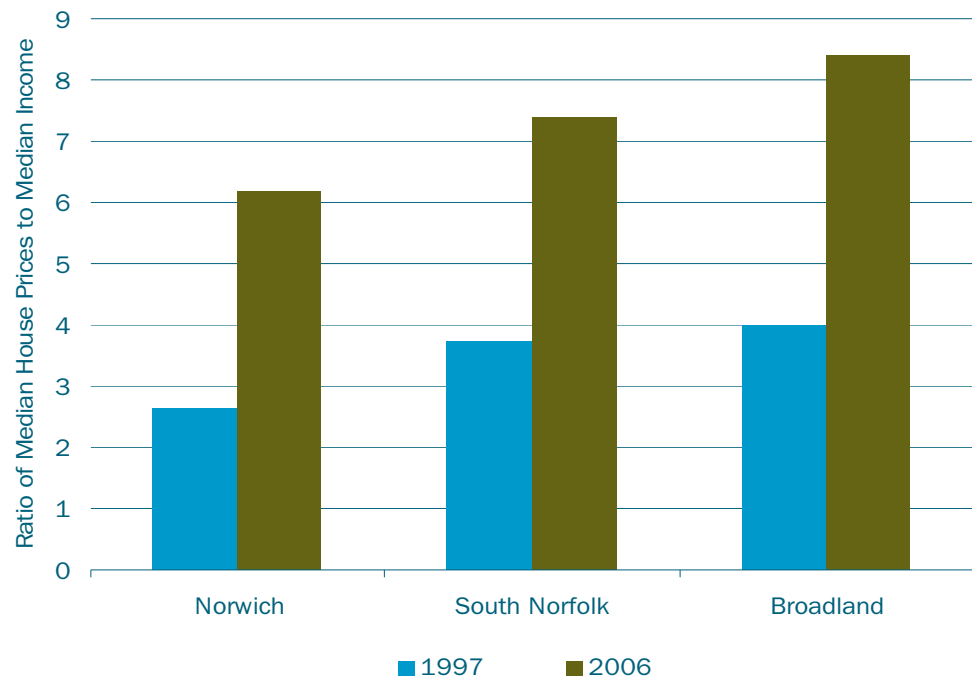


Fig 3 Changes in affordability of housing in the greater Norwich area

Source: Greater Norwich Housing Market Assessment (September 2007)

1.20 This trend has fuelled the continuing need for housing and particularly affordable housing in order that local needs can be satisfied. The supply of affordable housing is a particular concern at a time when levels of private sector house building have declined substantially and concerns about the viability of development have increased such that Section 106 requirements for affordable housing could now render an entire scheme unviable. As a result, consideration should be given to possible alternative delivery vehicles for affordable housing so that the current backlog of demand does not increase unacceptably.

Recessionary impacts upon demand

1.21 Whilst the fundamentals of demand remain in the greater Norwich area (as elsewhere in the country), it is evident that the recession will have some short term impact upon demand. In the past, the housing market in the area has been strengthened by migration into the area and increasing levels of household formation. At a time of economic decline, a shortage of jobs might result in the level of economic-led migration might be substantially reduced. This will result in lower levels of competition in the housing market and a reduced demand for housing.

1.22 During times of falling house prices a fall in household formation rates can be seen as a result of a reluctance to sell a family home for two smaller dwellings at the lower prices. Allied with this, the current lack of mortgage availability is having a disproportionate impact upon first time buyers and is serving to further

reduce the rate of household formation. However, although these factors do affect short term demand, they would not be expected to have a bearing in the longer term – once credit is more readily available, first time buyers would be expected to return to the market and household formation rates might again increase. Similarly, once economic growth returns to Norwich, economic migrants would once again be attracted into the area, resulting in an increased demand for development.

- 1.23 It is not expected that these benefits of recovery would be experienced at the same time and the short term prognosis remains bleak. The Norwich 2007-8 Annual Monitoring Report recognises that forecasts for house building in the short term will need to be adjusted downwards but nevertheless concludes that (subject to the conclusions of this study) it will still be possible to deliver a 5 year housing supply, as required by the RSS. The severity of current market difficulties – and the particular impact upon the delivery of those sources that have traditionally been dominant within the overall supply – means that RSS housing requirements are unlikely either to be achieved or substantially exceeded in the short term.

Delivery of Housing

- 1.24 The provision of new homes and the delivery of the infrastructure required to support them is a critical issue for the delivery of Sustainable Communities. It represents a key aspect of the Government's growth agenda and is clearly identified in policy.
- 1.25 However, seismic changes to the housing market have had a substantial impact upon the supply of new housing. The NHBC has reported that completions in the third quarter of 2008 have fallen by 20% compared to the same time in 2007 whilst the commencement of activity on new sites has fallen by 54%. Private sector starts have fallen by over two thirds. Levels of transactions and prices have also fallen substantially. House sales have fallen by between 60% and 65% from the level of the third quarter of 2007 with new build sales having fallen by an even greater margin. House prices have fell by 14.6% in the ten months to October 2008 whilst the prices of new build houses have fallen by a greater margin.
- 1.26 Reductions in the availability of credit and in the short term demand for new housing has resulted in a major fall in the profitability of development. Whilst land values are now substantially lower, only sites acquired at historically low prices are viewed as likely to come forward at this time. In this context, the cost of bringing forward apartment schemes and high density housing on brownfield land (which often necessitate substantial upfront investment in advance of the receipt of any income) can render such projects unviable. Given the significance of these sectors of housing in contributing to the overall supply in recent years, this change represents a major difficulty for future supply.

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- 1.27 It is generally recognised that small to medium sized greenfield sites have the greatest potential for viability in the short term. However, as this type of development does not accord with current policy aspirations, consideration must be given to the ways in which possible conflicts arising from policy aspirations and the need to release land for development might be addressed.
- 1.28 Within an efficiently operating market, it is assumed that the majority of sites with planning permission will come forward for development. This assumption must now be reconsidered as there is no longer any guarantee that sites with planning permission will remain in the development pipeline. This may be due to shortages of finance, a lack of market interest in the site or due to development longer being perceived to be viable. In this context, some sites with planning permission might become strategic once again as they are reviewed to incorporate alternative design and layouts or to renegotiate Section 106 agreements. Some residential sites might be released for alternative uses altogether.
- 1.29 The review of Section 106 requirements may be an important mechanism by which viability might be improved. High requirements for affordable housing and environmental performance (amongst other things) can add substantially to the costs of development any may therefore impact upon viability going forwards. The implication of these factors points towards a need for alternative delivery vehicles to ensure that necessary provision and improvements are achieved but without jeopardizing the viability (and hence delivery) of private sector housing – upon which the supply of affordable housing is dependent.
- 1.30 Norwich City are currently finalising an agreed framework for prioritising planning obligations in circumstances where s106 requirements make schemes unviable. This is on such measure that could improve deliverability of schemes. Despite this current anecdotal evidence in Norwich City is that most developers are keen to conclude s106 agreements as they are presently drafted as requirements are likely to become more onerous with the impending review of the affordable housing SPD and potential for CIL.

Appendix 2 Stakeholder Workshop

Introduction to Workshop

- 1.31 The purpose of the workshop was to discuss with stakeholders their views on the viability and deliverability of sites for residential development within the GNDP area. Due to the significant number of sites being considered by the Stage 7 Study, it was impractical to discuss each site individually. Instead, stakeholders were encouraged to discuss more general thoughts and experiences about present and future housing delivery within the three Local Authorities. A number of topics were raised, a great deal of which verified NLP's knowledge of house building and current market conditions. The workshop also provided a useful insight into specific issues relating to the GNDP area. The views expressed by stakeholders in the workshop represent subjective opinions and/or experience and as such often form a basis for further investigation or consideration, rather than objective fact.
- 1.32 This chapter has assembled the responses into broad topics each of which identify the main issues which stakeholders consider are affecting the viability of sites and deliverability of dwellings within the GNDP area.

Planning Allocations and Application Processes

- 1.33 It was suggested that one of the main barriers to the delivery of housing was the planning system itself. Stakeholders commented that the process was long-winded and cumbersome and that for the GNDP authorities themselves, the overlapping consultations were complicated and confusing. From a policy point of view, developers were frustrated that there are lots of sites which are deliverable and viable but existing policies, for example where there was a change of use, restricted development.
- 1.34 In terms of both the allocations process and development control procedures the planning system is perceived as expensive and that it is marginalising the smaller builders. Some also noted that the development control process causes a bottleneck resulting in a significant lag between demand for housing and actual site completions. It was suggested that this is compounded by the number of conditions precedent that the GNDP authorities are adding. It was commented that the situation is *'getting out of hand as the local authorities seek to micro-manage development'*. This is also creating an impact upon the viability of schemes by further front loading costs and taking longer to get out on-site. This of course should be seen in balance as without the inclusion of some conditions, the developers could be required to provide such detail before the determination of the application potentially further exacerbating the situation.

Politics

- 1.35 A number of people raised the issue of politics and how it is affecting the delivery of housing within the Greater Norwich area. This stemmed from a discussion on the housing delivery vision for the GNDP area with some considering that there is a lack of agreement over what is needed which is impacting upon the delivery of housing.
- 1.36 Much was said about the councils' views of building on greenfield land and the legacy of PPG3 which restricted greenfield development. It was considered by some stakeholders that PPG3 is still fresh in the public's, in councillors' and (to some extent) in planning officers' minds and this is raising the question of whether much of the greenfield sites would ever be allowed planning permission. It was considered that despite PPS3's step change in the need to deliver unprecedented levels of housing, the stakeholder's experience of both Broadland and South Norfolk councils was that they could not see them allowing this significant building on greenfield land; something which is needed to deliver the targets. They felt that whatever happened the committees would stand against any increased levels of building on greenfield sites.
- 1.37 There was also question over whether some of the allocations which have been in the 'system' a long time are ever likely to be delivered. It was widely felt by the stakeholders that the councils' purpose in including these sites was to ensure the numbers of housing land supply tally with the Structure Plan requirement without the need to ever bring them forward. Furthermore, others felt that the most expensive options were being chosen by the councils as a deliberate ploy to keep new housing numbers down, so that housing cannot be delivered so quickly.

Infrastructure

- 1.38 The provision of infrastructure was considered to be one of the other biggest obstacles to development facing the GNDP today. This was emphasised by one individual who claimed that when the Meteorological Office relocated from Bracknell to Exeter, Norwich was dismissed as an alternative location due to its poor infrastructure provision. Many of the attendees considered that there is no overall vision for the provision of infrastructure to support residential development and similarly there is a lack of support from a number of the statutory organisations to help with bringing sites forward.
- 1.39 Stakeholders highlighted that the Highways Agency and Network Rail as bodies currently represent real barriers to development. For example, following experiences with the Highways Agency some felt that it often showed little interest until very late on in the planning application process, which meant that sites were prevented from coming forward. It is believed that many issues could be resolved if the infrastructure providers become actively involved earlier in the process.

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- 1.40 A separate point raised was that the Local Authorities have historically relied upon allocating large strategic sites which suffered from major infrastructure problems. This resulted in a failure to bring these sites forward at a reasonable rate. It was considered that the local authorities each need to take a greater leadership responsibility in ensuring there is an early dialogue with the key infrastructure providers; finding that it is impossible for the private sector to work closely with the public providers on taking this strategic co-ordinating role.
- 1.41 Many recognised that infrastructure providers are planning for significant levels of housing growth but are not paying for it. Furthermore, many believe that the three GNDP Authorities are seeking to rectify existing infrastructure problems through planning obligations rather than only requiring payments for the newly created impacts. Nearly everyone who attended the workshop stated that this is rendering sites unviable.
- 1.42 Focusing on specific types of infrastructure, every discussion group at the event raised concerns over the Norwich Northern Distributor Road and the adverse impact its delay is having on the delivery of housing in the north-west of Norwich. Similar comments were also made of the Long Stratton Bypass resulting in a mutual agreement that no housing could be delivered until the bypass was built.
- 1.43 A few stakeholders raised issues over sewerage infrastructure. One person commented that the barriers reported in Aylsham have been overstated and sweeping statements made in the Water Supply report which they consider are incorrect. Further questions were raised over the comprehensiveness and accuracy of the Water Cycle study in assessing the capacity of individual sites.
- 1.44 There was also a debate about public transport and whether growth should be focussed around public transport routes such as the railway but it was noted that Norwich City station is not well related to employment uses. Others raised concerns that traffic levels in the north of the City are reaching capacity. Associated to this, a group highlighted that one of the biggest constraints to city centre commercial/office development is the ability to get in and out of the city. This has led to a preference for out of centre office space, e.g. Broadland Business Park where new units have parking and are located close to strategic A-roads. The outcome of this discussion was a view that many central sites are available but are likely to stay unoccupied for the time being.
- 1.45 Suggestions were made to overcome some of the issues surrounding the provision of infrastructure. One that was repeated on many of the tables was the need for greater upfront funding from government agencies which could later be recouped via tariffs.
- 1.46 Looking towards the immediate future, it is considered that the larger strategic sites which are more likely to be able to deliver major infrastructure provision are the sites which are least likely to come forward over the next five years. This will also have consequences as the lead in time for major infrastructure

projects also need to be considered when looking at when sites will be able to come forward.

Section 106

- 1.47 Closely related to infrastructure requirements, stakeholders were quick to acknowledge that they regard Section 106 requirements are a significant barrier to future housing delivery particularly in the current economic climate. It was agreed by landowners and developers that such obligations have been steadily increasing and cutting significantly into profits. Some stated that any requirement for a Section 106 contribution will make any scheme unviable at the moment. The consequence of this is landowners are '*sitting on sites*' and not releasing them for dwellings.
- 1.48 Whilst accepting the principle of planning obligations, a consistent view was given on the unpredictability of existing Section 106 requirements. Many think that the Local Authorities have '*extensive shopping lists*' which developers can no longer meet. In the light of increasing regulatory burdens such as Code for Sustainable Homes, the viability of sites is reduced. Those raising this issue stated that it is necessary for the Local Authorities to realise that they cannot demand everything but instead need to prioritise what is essential. The important question raised was '*Do local authorities want some housing development to come forward with reduced S106 contributions or are they happy for no housing to come forward whilst continuing to demand substantial levels of payments?*'.
- 1.49 On top of existing requirements, the emerging unknowns surrounding the Community Infrastructure Levy are making developers wary of putting anything new forward. It was suggested that the larger strategic sites were more successful at '*negotiating away*' S106 requirements and that this was having an adverse impact upon the ability of smaller sites to deliver any housing.
- 1.50 Two suggestions were put forward to overcome some of the issues surrounding Section 106 requirements. The first is that the Local Authorities need to allow for phased contributions rather than demanding them up front. Developers do recognise that the timing of payments is important and that there is a need to provide money early for infrastructure delivery. Frustratingly, however, despite these upfront payments being made, the infrastructure is not being delivered when it is needed, or at all. The second suggestion was to use a tariff system so that developers could accurately work out the costs of developing a particular site. At the moment, developers did not know how much is going to be required in Section 106 contributions making it impossible to work out accurately whether a scheme is viable.

Land Value

- 1.51 A fundamental issue for viability is that of land value and notwithstanding the real reduction in land value, one of the biggest problems is that of perceived versus actual values. For example, a greenfield site may be perceived by its

owner to be worth £400,000, but in the current market it may only sell for £250,000. This is resulting in landowners holding on to a site and *'being in no hurry to sell'*. It was added that large areas of land are owned by large landholding families/trusts that are taking a much longer term view and while they are getting returns from agricultural uses they are reluctant to release land at lower values.

- 1.52 In terms of different site types, it was stated that the value of brownfield sites are much more volatile than greenfield sites and therefore are far more prone to a 'yo-yo' effect. It was widely considered that brownfield sites and flatted developments are now a *'no-go area'* with reportedly some sites which were once 'worth' £3m per hectare are now valued at £100,000, possibly indicating that the sites were over-valued.
- 1.53 That said, stakeholders agreed that the areas which are currently expensive are likely to stay high in demand and retain their land values better than the cheaper areas. Although, it was suggested that the Norwich Distributor Road may improve values in the north of Norwich.

Housing Product

- 1.54 There was overwhelming agreement that there has been an excess of flats built as a response to PPG3. One person put forward that over the period of the 'development boom' 1,800 flats were built in Norwich but today half remain unsold.
- 1.55 There was also widespread agreement that buyers are being forced to buy 'urban design' properties that are high in density when what people actually want are three-bedroom properties with private parking and a private garden. It was added that lower density sites are more attractive and are far more family orientated. Developers commented that buyers were demanding bungalows, four bedroom detached properties and three bedroom semi-detached with gardens but added that these are very difficult to achieve in the current policy context.
- 1.56 As a result of buyer demand, developers are reviewing densities on existing sites downwards and reducing the number of flats. The overall impact of this is that more land will be required for the same number of dwellings. Some stakeholders suggested that the allocation density targets must be reduced by at least 25%. Attendees stressed their perception that buyers want a different product than what is being pushed by the Local Authorities and that coming out of the recession people will have a very specific view and expectation about what product they want to buy. The general feeling is that market forces will eventually change the product being delivered and that the availability of different types of mortgages will dictate what products will be delivered.
- 1.57 It was argued that it would be counter-productive to increase density requirements to deliver the RSS targets but that there is a need to be

imaginative about the delivery of high density developments with regard to open space. It was commented that people who move to Norfolk expect to see the countryside around them and that people expect edge of town locations to be lower in density. Stakeholders argued that density targets are too high especially given that South Norfolk and Broadland are predominantly rural authorities and suggestions on realistic targets given were in the range of between 35-40 dwellings per hectare.

- 1.58 This is also more pragmatic given the emerging regulatory burden upon house builders for matters such as the Code for Sustainable Homes. Not only will development costs rise significantly between CSH 3 to CSH 5/6, but an increase in land will also be required. For example, biomass boilers take up a lot of space, overshadow adjoining properties and trees and reduce the amount of roof space you can use for photovoltaics. The concern is that the practicalities of the higher density targets have not been sufficiently thought through and besides, developers argued that people are not interested enough in these higher standards to want to pay the increased costs.
- 1.59 Based upon these discussions, attendees concluded that flats are least likely to be viable and related to this mixed use scheme within the city would also be less viable or likely to come forward.

Delivery

- 1.60 There were significant concerns from those attending that the GNPD has not historically met its structure plan target even at a time when the *'market was flying'*. Questions were therefore raised over how the GNPD now expect to meet these RSS targets which many consider to be *'totally unachievable'* in this area.
- 1.61 There was a suggestion from the groups that the GNPD should allocate a larger land supply than is needed to ensure that those people who have bought land and now cannot develop do not hinder the overall delivery of housing. This would improve certainty that housing will be delivered.
- 1.62 Some suggested that at the moment, the largest sites deliver 100-150 dwellings per year. Others proposed that on large sites with two developers 150-170 dwellings could be achieved with smaller sites delivering around 70 a year. Many consider that over the immediate future the number of developers on a site will reduce thus delivering less housing per year than was previously the case. Worries for future delivery of housing were based upon a lack of skills base for the house builders. There were divided thoughts about this with some saying that construction staff are being laid off and may not ever come back into the industry while others felt that it had not got to this stage yet. In any case, this may cause indirect difficulties as attendees suggested that the risk of delivering housing on sites is reduced where there are multiple developers involved.

1.63 Notwithstanding this, the main conclusion from the discussions over delivery is that will be very little housing built over the next five years and this would be partially to do with viability of schemes and partially to do with ability to build on greenfield sites. Some suggested that the sites in fragmented ownership are also unlikely to be delivered in the next five years.

1.64 One person remarked that delivering houses on sites with active uses was questionable; should active use sites really be considered as a genuine supply and there was a thought that arguably these existing uses should stay.

Quickest to bounce back

1.65 In spite of discussions of a depressed building programme over the next few years some considered that certain sites were able to continue to be developed or will be the sites to be delivered first. Discussions concluded that as the market picks up it will be the cheapest and easiest sites that come forward first, e.g. smaller greenfield sites of approximately 0.5 ha in size, in single ownership with fewer S106 requirements. Indeed, there is a need for the easier sites to come forward to get funds into the system to enable developers to bring more difficult sites onto the market. Once again small sites on the edges of Key Service Centres seemed to be considered as the most likely to come forward. These sites benefit from less need for infrastructure, likely to be in single ownership and would be able to reinforce existing settlements and support local services.

1.66 The developers added that there is often far less risk in the smaller sites and therefore are more likely to come forward earlier. However, a minority of others felt that the smaller sites tend to have one developer who would face greater upfront costs and greater risk than if the scheme was shared by two or more developers.

1.67 It was also felt that whilst there may be a continued need to allocate large sites the longer lead in times must be acknowledged. As a result it is important that there are a number of complementary smaller sites than can be brought forward quickly. However, there was real concern that the GNDP is in danger of having an over-concentration of supply on brownfield sites that are more suited to flats in Norwich for which there is little market at present. Some of these sites will be complex to bring forward due to site conditions and constraints.

Appendix 3 Suitability Assessment Matrix

- 1.68 The suitability assessment matrix was use to assess each sites suitability for residential development.
- 1.69 It should be noted that in addressing whether a site is suitable or unsuitable different weightings have been applied to different factors. The weightings that have been applied in assessing site suitability reflect CLG guidance on the consideration of local policy designations to screen out sites. The guidance states:
- ‘except for more clear cut designations such as SSSIs, the scope of the assessment should not be narrowed down by existing policies designed to constrain development, so that the LPA is in the best position when it comes to decide its strategy for delivering its housing objectives.’*
- 1.70 As such, greater weight has been given to those international and national designations which do provide a clear-cut constraint on the suitability of a site. As such, whilst a site may score double negative (- -) for Landscape Sensitivity as it is locally designated as within the landscape setting of the Southern Bypass, this would not ultimately rule out the site as unsuitable, as a Ramsar site or an SSSI would be. Therefore an element of judgement has been exercised in the weighting attached to scores.

Site Assessment Proforma

SHLAA REF NO:	SHLAA DESCRIPTION:				
	--	-	o	+	++
Suitability					
Relevant Allocations	Allocated for a protected, non-development use	Allocated for non-residential development purposes	Allocated for mixed use development, including residential (or no allocation)	Allocated for residential use/outline planning permission for residential use (or mixed use including residential)	Extant planning permission for residential development
Locational Principles for New Housing Development	Sites in "other" locations	In small settlements or areas close to the built up areas of the defined SHLAA settlements	Sites on the edge of the built-up area of the defined SHLAA settlements	Sites located within the built-up area of the defined SHLAA settlements	Sites located within Norwich City Centre
Brownfield / Greenfield status	100% greenfield site	Site predominantly greenfield (more than 75%)	Roughly 50/50 greenfield/brownfield	Site predominantly brownfields (more than 75%)	100% brownfield site
Existing designations	In or adjacent to an internationally or nationally significant designation – SSSI, AONB, outwith the defined development boundaries of the Norfolk Broads, Grade 1 Listed Building, Scheduled Ancient Monument	In or adjacent to regionally significant designation – SINC, Grade 2 Listed Building	Within a locally significant designation – conservation areas, Mousehold Heath, areas of open land which perform an important function as green spaces/wedges, locally listed buildings, locally listed historic park or garden and significant woodlands	Adjacent to a locally significant designation – conservation areas, locally listed building, locally listed historic park or garden	No environmental or heritage constraints or designations
Current Use	Site in active use				Vacant site not in use
Landscape Sensitivity	Highly sensitive landscape area representing a major constraint on development (e.g. within the landscape setting of Norwich City's Southern Bypass).		Landscape sensitivity issues need to be addressed prior to development but need not constrain options for the site, subject to a consideration of layout		No known landscape constraints upon development
Ecology	Highly sensitive ecology on site representing a major constraint on development		Ecology sensitivity issues need to be addressed prior to development but need not constrain options for the site, subject to a consideration of layout and the phasing/timing of development		No known ecology constraints on development
Contamination	Highly contaminated site in need of significant remediation	Contamination identified, significant remediation required	Contamination identified, some remediation required	Slight contamination identified, minor remediation required	No contamination identified
Topography	Steeply sloping or irregular site represents a major constraint upon development		Irregular topography will have implications upon development which can be overcome through design and engineering solutions		Generally level site with no constraints upon development arising from topography
Flood Risk	Site in flood risk Zone 3b	Site in flood risk zone 3a	Site in flood risk zone 2	Site partly in flood risk zone 1 and part in zone 2.	Site in flood risk zone 1
Hazards	Site within Norwich airport public safety zone or including a notifiable hazardous installation defined by the HSE	Site within the inner consultation zone of a notifiable hazardous installation defined by the HSE	Site within the intermediate consultation zone of a notifiable hazardous installation defined by the HSE	Site within the outer consultation zone of a notifiable hazardous installation defined by the HSE	Site not covered by any hazardous installations protection zones
Highway Access and Safety	Site does not meet minimum safety standards with no reasonable expectation that matters can be resolved and risk of personal injury considered to be unacceptable AND with cumulative impact preventing or restricting development upon adjoining site	Site does not meet minimum safety standards with no reasonable expectation that matters can be resolved and risk of personal injury considered to be unacceptable	Subject to a need for some off-site works in order to meet minimum safety standards but reliance upon the private car and impact upon highway network	Neutral impact upon the highway	Provides a net gain to the highway, e.g. <ul style="list-style-type: none"> removes an existing source of danger; offers an improvement to safety; significant opportunity to encourage sustainable travel; beneficial change in traffic type or patterns or movement; reduction in congestion
Public transport access (Bus)	Bus service to market town or Norwich takes more than 1 hour OR no bus service to market town within 10 minutes walk	Within 10 minute walk of bus service to market town or Norwich where journey takes 46-60 minutes	Within 10 minute walk of bus service to market town or Norwich where journey takes 31-45 minutes	Within 10 minute walk of bus service to market town or Norwich where journey takes 16-30 minutes	Within 10 minute walk of bus service to market town or Norwich where journey takes less than 15 minutes
Public transport access (Rail)	No rail stations within 20 minute walk	Within 20 minute walk of a rail station	Within 15 minute walk of a rail station	Within 10 minute walk of a rail station	Within 5 minute walk of a rail station
Transport Infrastructure	Substantial impact to existing transport network anticipated with no prospect of funding to mitigate.	Major works required to address impact to transport infrastructure but delivery mechanism likely to be available	moderate works required to address impact to transport infrastructure but delivery mechanism readily identifiable	Minor works required to address impact to transport infrastructure	No or very limited works necessary to address impact to transport infrastructure.
Utilities	Unserviced and no services available in the local area. Major capacity constraints / cost issues associated with the provision of utilities	Unserviced but with some services available in the local area. Known capacity issues	Partially serviced with moderate capacity / cost issues likely to be associated with development	Fully serviced but with some capacity issues to be addressed	Fully serviced and no capacity constraints associated with the proposed development
Local facilities and social infrastructure	No facilities within 10 minute walk	Small shopping parade within 10 minute walk	Village or local centre within 10 minute walk	District centre within 10 minute walk	Town / city centre within 10 minute walk
Presence of Bad Neighbours likely to affect residential amenity (i.e. busy roads, rail, industrial areas etc)	Unacceptably high adverse affects from nearby land uses	Significant adverse affects from nearby land uses	Moderate adverse affects from nearby land uses	Slight adverse affects from nearby land uses	No adverse affects from nearby land uses
Other Material Planning Policy considerations (i.e. presence of pylons over site; best and most versatile agricultural land etc)	Major policy constraint which is likely to prohibit development	Significant constraint which is likely to severely restrict capacity / delay delivery	Constraint likely to reduce capacity and impact on delivery	Slight constraint which may impact on programme for delivery	No significant other constraints

Appendix 4 Source Data

Assessment Criteria	Source of data to inform assessment
Relevant Allocations	GNDP database and review of Local Plan
Locational Principles for New Housing Development	Review of Google Earth aerial photography
Brownfield/Greenfield Status	GNDP database and review of Google Earth aerial photography
Existing designations	GNDP database, review of Local Plan and from GIS layers supplied by GNDP where available
Current Use	GNDP database
Landscape Sensitivity	GNDP database and review of Local Plan
Ecology	GNDP database and review of Local Plan
Contamination	GNDP database. Where this information was unavailable, assumption made on current and previous uses based upon information provided by GNDP.
Topography	GNDP database
Flood Risk	GNDP database and review of online Environment Agency flood maps where necessary
Hazards	GNDP database
Highway Safety	GNDP database
Public Transport Access (Bus)	GNDP database
Public Transport Access (Rail)	Review of Google Earth aerial photography. Distances are based on shortest walkable route to station, with 400m equalling 5 minutes walk.
Transport Infrastructure	GNDP database
Utilities	Through round table discussions with the appropriate service providers wherever possible, and through reference to the Norwich Growth Area – Infrastructure Need and Funding Study (EDAW, December 2007); and the Water Cycle Study Stage 1 Report (Scott Wilson, November 2007).
Local Facilities and Social Infrastructure	Based upon information provided in GNDP database
Presence of Bad Neighbours	Based upon information provided in GNDP database and review of Google Earth aerial photography
Other Planning Considerations	Based upon information provided in GNDP database and a review of Google Earth aerial photography

Appendix 5

Suitability Assessment Summary

Sites that are under construction	Score	Value
Sites that are not suitable (e.g. complete, identified for a different use through or failing a critical suitability criteria)	--	1
Missing Values/Proxy Assumption Based Score	-	2
Sites with Planning Permission	0	3
Resolution to Grant	+	4
Sites with Planning Application Currently Pending	++	5

Site Ref.	Relevant Allocations	Locational Principles for New Housing Development	Brownfield / Greenfield status	Existing designations	Current Use	Landscape Sensitivity	Ecology	Contamination	Topography	Flood Risk	Hazards	Highway Access and Safety	Public transport access (Bus)	Public transport access (Rail)	Transport Infrastructure	Water Utilities	Local facilities and social infrastructure	Presence of Bad Neighbours	Other Material Planning Policy considerations	Total Scores	Total Suitability Score	Mean Suitability Score	
NOR0001																					0		
NOR0002																						0	
NOR0003																						0	
NOR0004	++	++	++	+	++	++	++	++	++	0	++	+	++	+	+		++	++	++		19	84	4.67
NOR0005	0	+	++	++	++	0	0	0	++	++	++	+	++	-	++	++	0	0	0		19	75	3.95
NOR0006	--	+	-	++	--	++	++	++	++	++	++	0	++	--	0	++	0	++	0		19	71	3.74
NOR0007																						0	
NOR0008	0	++	++	0	--	++	++	++	++	++	++	0	++	0	-	++	++	++	0		19	78	4.11
NOR0009																						0	
NOR0010	0	++	++	0	--	++	++	+	++	++	++	++	++	0	+	++	++	0	0		19	79	4.16
NOR0011																						0	
NOR0012	0	++	++	0	--	++	++	+	++	0	++	++	++	++	-	++	++	0	0		19	77	4.05
NOR0013	0	++	++	-	--	++	++	0	++	++	++	++	++	+	+	++	++	+	0		19	79	4.16
NOR0014																						0	
NOR0015	0	++	++	0	--	++	++	++	++	0	++	++	++	+	+	++	++	0	-		19	78	4.11
NOR0016																						0	
NOR0017	0	++	++	0	++	++	++	+	++	++	++	+	++	0	++	++	++	0	0		19	83	4.37
NOR0018	0	++	++	0	--	++	++	++	++	++	++	++	++	+	+	++	++	0	0		19	81	4.26
NOR0019	+	++	++	0	--	++	++	+	++	++	++	++	++	0	+	++	++	+	0		19	81	4.26
NOR0020	0	++	++	0	--	++	++	+	++	0	++	++	++	0	+	++	++	+	-		19	77	4.05
NOR0021	-	++	++	0	--	++	++	0	0	++	++	++	++	+	-	++	++	+	0		19	75	3.95
NOR0022	0	++	++	0	--	++	++	+	0	++	++	++	++	0	0	++	++	0	-		19	75	3.95
NOR0023	-	++	++	0	--	++	++	++	++	++	++	++	++	0	0	++	++	+	0		19	79	4.16
NOR0024	0	++	++	0	--	++	++	++	++	++	++	++	++	+	-	++	++	0	0		19	79	4.16
NOR0025	0	+	++	0	--	++	++	+	++	++	++	++	++	0	0	++	++	++	0		19	79	4.16
NOR0026	0	+	++	0	--	++	++	+	++	++	++	++	++	-	+	++	++	+	0		19	78	4.11
NOR0027	+	+	++	++	--	++	++	++	++	++	++	0	++	--	+	++	0	0	0			76	4.00
NOR0028	0	+	+	++	--	++	++	++	++	++	++	++	++	--	+	++	0	++	0		19	78	4.11
NOR0029																						0	
NOR0030	+	++	++	++	--	++	++	+	0	++	++	++	++	++	0	++	++	-	+		19	81	4.26
NOR0031	0	++	++	++	--	++	++	+	0	++	++	++	++	++	+	++	++	-	0		19	80	4.21
NOR0032																						0	
NOR0033	0	+	++	++	--	++	++	0	++	-	++	0	++	0	-	++	++	-	0		19	71	3.74
NOR0034	-	+	++	++	++	++	++	0	++	-	-	++	++	-	-	++	++	-	-		19	71	3.74
NOR0035	0	0	++	++	++	++	++	-	++	0	--	++	++	-	+	++	-	+	++		19	73	3.84

Site Ref.	Relevant Allocations	Locational Principles for New Housing Development	Brownfield / Greenfield status	Existing designations	Current Use	Landscape Sensitivity	Ecology	Contamination	Topography	Flood Risk	Hazards	Highway Access and Safety	Public transport access (Bus)	Public transport access (Rail)	Transport Infrastructure	Water Utilities	Local facilities and social infrastructure	Presence of Bad Neighbours	Other Material Planning Policy considerations	Total Scores	Total Suitability Score	Mean Suitability Score
NOR0036	-	+	++	++	++	++	++	-	++	-	++	++	++	--	0	++	++	0	-	19	74	3.89
NOR0037	0	+	++	++	-	++	++	-	++	++	+	++	++	--	0	++	+	+	0	19	74	3.89
NOR0038	0	++	++	-	++	++	++	++	++	++	++	+	++	-	+	++	++	+	0	76	4.22	
NOR0039	0	++	++	-	-	++	++	++	++	0	++	+	++	0	+	++	++	0	0	72	4.00	
NOR0040																					0	
NOR0041	0	++	++	++		++	++	0	++	0	++		++	+	++		++	++	++		73	4.56
NOR0042	0	+	++	++	-	++	++	0	++	++	++	++	++	--	0	++	+	-	+	19	74	3.89
NOR0043	0	+	++	++	-	++	++	0	++	++	++	++	++	--	0	++	+	0	+	19	76	4.00
NOR0044	0	+	++	0	-	0	++	++	++	++	+	++	++	--	+	++	+	++	+	19	76	4.00
NOR0045	-	+	++	++	-	++	0	+	++	0	++	++	++	--	0	++	+	0	0	19	71	3.74
NOR0046	+	+	++	++	-	++	++	+	0	++	++	++	++	--	0	++	+	-	+	19	75	3.95
NOR0047																					0	
NOR0048	+	+	++	++	-	++	++	++	++	++	++	++	++	--	+	++	+	0	0	19	79	4.16
NOR0049	-	+	++	++	-	++	++	++	++	++	0	++	++	--	0	++	+	0	0	19	74	3.89
NOR0050																					0	
NOR0051	+	+	++	++	-	++	++	0	++	++	+	++	++	--	+	++	+	0	0		76	4.00
NOR0052																					0	
NOR0053	+	+	++	++	-	++	++	0	++	++	0	++	++	--	+	++	0	+	0	19	75	3.95
NOR0054	+	+	++	++	-	++	++	++	++	++	++	++	++	-	-	++	++	+	0	19	79	4.16
NOR0055																					0	
NOR0056																					0	
NOR0057																					0	
NOR0058	0	+	++	++	++	++	++	++	++	++	++	+	++	--	++	++	+	++	0		84	4.42
NOR0059	0	+	++	++	-	++	0	0	0	++	++	+	++	--	++	++	+	0	0	19	72	3.79
NOR0060																					0	
NOR0061	+	+	++	++	-	++	++	++	++	++	++	++	++	--	+	++	+	+	-	19	79	4.16
NOR0062	0	+	++	++	-	++	++	0	++	++	++	0	++	--	0	++	++	++	0	19	76	4.00
NOR0063																					0	
NOR0064	0	++	++	0	++	0	++	++	++	++	++	0	++	--	0	++	++	0	0	19	77	4.05
NOR0065	0	++	++	0	-	0	++	0	++	++	++	++	++	--	+	++	++	0	0	19	74	3.89
NOR0066	+	++	++	-	-	++	++	+	++	0	++	++	++	--	0	++	++	0	0	19	74	3.89
NOR0067	0	++	++	0	-	++	++	+	++	++	++	++	++	--	+	++	++	+	0	19	78	4.11
NOR0068	0	++	++	0	-	++	++	+	++	++	++	++	++	--	0	++	++	0	0	19	76	4.00
NOR0069	0	++	++	0	-	0	++	+	++	0	++	++	++	--	0	++	++	0	-	19	72	3.79
NOR0071	0	++	++	0	-	++	++	+	0	0	++	++	++	--	0	++	++	0	0	19	72	3.79
NOR0072	0	++	++	0	-	++	++	+	++	0	++	++	++	-	-	++	++	0	0	19	74	3.89
NOR0073																					0	
NOR0074	0	+	++	++	-	++	++	+	++	0	++	++	++	--	-	++	++	-	0	19	73	3.84
NOR0076	0	++	++	0	-	++	++	+	++	0	++	++	++	-	0	++	++	+	0	19	76	4.00
NOR0077																					0	
NOR0078																					0	#DIV/0!
NOR0080	0	++	++	0	++	++	++	++	++	++	++	++	++	-	+	++	++	0	0	19	83	4.37

Site Ref.	Relevant Allocations	Locational Principles for New Housing Development	Brownfield / Greenfield status	Existing designations	Current Use	Landscape Sensitivity	Ecology	Contamination	Topography	Flood Risk	Hazards	Highway Access and Safety	Public transport access (Bus)	Public transport access (Rail)	Transport Infrastructure	Water Utilities	Local facilities and social infrastructure	Presence of Bad Neighbours	Other Material Planning Policy considerations	Total Scores	Total Suitability Score	Mean Suitability Score
NOR0081																					0	
NOR0082	o	++	++	o	--	++	++	++	++	++	++	++	++	-	o	++	++	+	o	19	79	4.16
NOR0086	+	++	++	o	--	++	++	++	++	o	++	++	++	o	+	++	++	-	o	19	80	4.21
NOR0088	o	++	++	o	++	++	++	++	++	o	++	++	++	-	+	++	++	-	o	19	80	4.21
NOR0089	-	++	++	o	--	++	++	o	++	o	++	++	++	o	-	++	++	-	o	19	72	3.79
NOR0090																					0	
NOR0091	o	++	++	o	++	++	++	o	++	o	++	++	++	o	o	++	++	o	o	19	79	4.16
NOR0092																					0	
NOR0093	o	+	++	++	--	++	++	o	o	++	++	++	++	--	+	++	o	+	o	19	74	3.89
NOR0094	--	+	o	++	++	++	++	++	++	++	++	++	++	--	o	++	o	o	+	19	77	4.05
NOR0095	o	+	++	++	++	++	++	o	++	++	++	++	++	--	+	++	o	o	o	19	79	4.16
NOR0096	+	+	++	++	++	++	++	o	++	++	++	o	++	--	+	++	o	o	o	19	78	4.11
NOR0097	+	+	++	++	--	++	++	o	++	++	-	++	++	+	+	++	+	o	o	19	77	4.05
NOR0098	o	+	++	++	--	++	++	-	--	++	-	++	++	+	+	++	++	-	o	19	71	3.74
NOR0099	o	+	++	++	++	o	++	-	o	++	+	++	++	+	+	++	++	o	o	19	78	4.11
NOR0100																					0	
NOR0101	o	+	+	++	--	++	++	++	++	++	++	++	++	-	++	++	+	++	+	19	82	4.32
NOR0102	--	+	o	++	++	o	o	++	++	++	++	o	+	--	+	++	+	-	o	19	70	3.68
NOR0105	+	+	++	++	++	++	++	o	++	++	++	++	++	--	+	++	o	++	+	19	83	4.37
NOR0106	--	+	+	++	++	++	++	o	++	++	++	++	++	--	+	++	o	++	+	19	79	4.16
NOR0107	--	+	--	++	++	o	o	++	o	++	++	++	++	--	+	++	+	+	+	19	72	3.79
NOR0108	o	o	++	++	--	++	o	o	++	++	++	++	++	--	++	++	o	+	++	19	76	4.00
NOR0110	o	++	++	o	--	++	++	++	++	o	++	++	++	++	+	++	++	o	o	19	80	4.21
NOR0112	o	++	++	o	--	++	++	++	++	-	++	++	++	+	+	++	++	+	o	19	79	4.16
NOR0114	--	+	o	++	++	++	++	++	++	++	++	++	++	-	o	++	++	++	o	19	81	4.26
NOR0115	o	+	++	++	--	++	++	++	++	++	++	++	++	--	+	++	++	o	+	19	80	4.21
NOR0116	o	++	++	o	--	++	++	++	++	++	++	++	++	o	++	++	++	o	o	19	81	4.26
NOR0117	o	++	++	--	--	++	++	++	++	++	++	++	++	o	+	++	++	o	o	19	78	4.11
NOR0118	o	++	++	o	--	++	++	++	++	o	++	++	++	-	+	++	++	o	o	19	77	4.05
NOR0121	o	++	++	o	--	++	++	++	o	++	++	++	++	+	o	++	++	+	-	19	78	4.11
NOR0123																					0	
NOR0124																					0	
NOR0125	o	+	++	++	++	++	++	++	++	++	++	++	++	o	+	++	o	o	+	19	84	4.42
NOR0126																					0	
NOR0128	--	+	--	++	--	++	++	++	++	++	++	++	+	--	+	++	o	++	o	19	72	3.79
NOR0129	+	++	++	o	++	++	++	++	++	++	++	+	++	-	+	++	++	o	o	19	83	4.37
NOR0130																					0	
NOR0132	o	++	++	o	--	++	++	++	++	o	++	++	++	-	o	++	++	o	o	19	76	4.00
NOR0134	o	++	++	++	--	++	++	++	++	++	++	++	++	o	+	++	++	+	o	19	83	4.37
NOR0135																					0	
NOR0136																					0	
NOR0137	o	+	++	++	--	++	++	++	++	++	++	++	++	--	+	++	o	o	+	19	78	4.11

Sites that are under construction

Sites that are not suitable (e.g. complete, identified for a different use through or failing a critical suitability criteria)

Missing Values/Proxy Assumption Based Score

Sites with Planning Permission

Sites with Planning Application Currently Pending

Score	Value
--	1
-	2
o	3
+	4
++	5

Site Ref.	Relevant Allocations	Locational Principles for New Housing Development	Brownfield / Greenfield status	Existing designations	Current Use	Landscape Sensitivity	Ecology	Contamination	Topography	Flood Risk	Hazards	Highway Access and Safety	Public transport access (Bus)	Public transport access (Rail)	Transport Infrastructure	Water Utilities	Local facilities and social infrastructure	Presence of Bad Neighbours	Other Material Planning Policy considerations	Total Scores	Total Suitability Score	Mean Suitability Score
SNC0001	o	o	--	o	++	o	o	++	++	-	++	--	+	--	--	++	o	++	+	19	62	3.26
SNC0002	o	o	--	o	++	o	o	++	o	-	++	--	+	--	--	++	o	++	-	19	58	3.05
SNC0003	o	o	++	o	++	o	++	++	++	o	++	--	+	--	--	++	o	++	o	19	68	3.58
SNC0004	o	o	++	o	--	--	++	++	++	++	++	--	+	--	--	++	o	++	++	19	66	3.47
SNC0005	o	o	--	o	++	o	++	++	o	++	++	--	+	--	--	++	-	++	o	19	63	3.32
SNC0006	o	o	o	o	++	--	o	o	++	++	++	--	+	--	--	++	-	-	o	19	58	3.05
SNC0007	o	o	++	o	++	o	++	++	o	++	++	--	+	--	--	++	-	-	+	19	65	3.42
SNC0008	o	o	--	o	++	--	o	++	o	++	++	--	+	--	--	++	-	+	o	19	58	3.05
SNC0010	o	o	--	o	++	o	++	++	++	++	++	--	+	--	--	++	--	++	o	19	64	3.37
SNC0011	o	o	--	-	++	--	o	++	++	++	++	-	--	--	--	++	--	++	++	19	59	3.11
SNC0012	o	-	--	o	--	o	++	++	++	++	++	-	o	--	--	++	--	++	+	19	60	3.16
SNC0013	o	o	+	-	-	o	o	++	++	++	++	-	o	--	--	++	-	++	+	19	58	3.05
SNC0014	o	o	--	o	++	--	++	++	++	++	++	--	+	--	--	++	-	-	-	19	59	3.11
SNC0015	o	o	--	o	++	o	++	++	++	++	++	--	+	--	--	++	-	++	o	19	65	3.42
SNC0016	o	o	+	o	--	--	++	-	++	++	++	--	o	--	--	++	-	o	++	19	58	3.05
SNC0017	o	o	--	o	++	o	++	++	o	++	++	--	o	--	--	++	--	++	o	19	62	3.26
SNC0018	o	o	--	o	--	o	o	++	++	++	++	--	o	--	--	++	--	++	+	19	58	3.05
SNC0019	o	o	--	o	++	--	++	++	o	++	++	--	o	--	--	++	-	o	o	19	58	3.05
SNC0020	o	o	--	o	++	o	++	++	++	+	++	--	+	--	--	++	o	++	+	19	66	3.47
SNC0021	+	+	++	++	--	++	++	++	++	++	++	+	+	--	--	++	o	++	++	19	77	4.05
SNC0022	o	o	--	o	++	o	++	++	++	++	++	-	--	--	--	++	--	++	+	19	63	3.32
SNC0023	o	o	++	o	--	o	o	++	++	++	++	-	o	--	--	++	--	++	o	19	62	3.26
SNC0024	o	o	--	o	++	o	++	++	++	++	++	--	+	--	--	++	--	++	o	19	64	3.37
SNC0025																				0	0	
SNC0026																				0	0	
SNC0027	o	o	--	o	++	--	++	++	++	++	++	+	++	--	-	++	-	o	o	19	66	3.47
SNC0028	o	o	--	o	++	o	o	++	++	-	++	+	+	--	o	++	--	++	o	19	64	3.37
SNC0029	o	o	--	o	++	--	++	++	++	++	++	+	++	--	-	++	-	+	o	19	67	3.53
SNC0030	o	o	--	o	++	--	o	++	++	++	++	--	+	--	-	++	-	o	o	19	60	3.16
SNC0031	o	o	--	o	++	--	o	++	++	++	++	+	+	--	-	++	-	o	o	19	63	3.32
SNC0032	o	-	--	o	--	--	o	++	++	-	++	-	+	--	++	++	-	++	++	19	60	3.16
SNC0033																				0	0	
SNC0034	o	+	++	-	++	++	++	++	++	++	++	-	++	o	++	+	++	++	o	19	81	4.26
SNC0035	+	o	--	++	++	++	++	++	++	++	++	++	+	--	-	++	o	o	o	19	74	3.89
SNC0036	o	o	++	o	--	o	++	++	++	++	++	-	++	-	-	+	-	++	+	19	69	3.63

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SNC0037	o	o	-	o	++	o	++	++	++	-	++	-	++	-	o	+	++	++	-	19	65	3.42
SNC0038	o	o	-	+	++	o	o	++	++	++	++	-	++	-	-	+	-	++	+	19	67	3.53
SNC0039	o	o	-	++	++	o	++	++	++	++	++	++	+	+	-	+	-	++	o	19	74	3.89
SNC0040	-	o	++	-	-	o	++	o	++	++	++	+	++	o	++	+	++	++	o	19	72	3.79
SNC0041	o	o	-	o	++	o	++	++	++	++	++	-	++	o	-	+	-	++	+	19	70	3.68
SNC0042	-	o	-	o	++	o	++	++	++	++	++	-	++	-	-	+	++	++	-	19	69	3.63
SNC0043	o	+	++	++	-	o	++	++	++	++	++	+	++	+	++	+	-	++	+	19	79	4.16
SNC0044	o	o	-	o	++	o	o	++	++	++	++	-	++	-	-	+	++	++	+	19	69	3.63
SNC0045	o	o	-	o	++	o	o	++	++	++	++	+	+	+	-	+	-	+	-	19	67	3.53
SNC0046	o	o	-	++	++	o	++	++	++	++	++	-	++	-	-	+	++	++	+	19	73	3.84
SNC0047	o	o	o	++	++	o	++	++	++	++	++	-	++	-	-	+	++	++	o	19	74	3.89
SNC0048	o	o	-	+	++	o	++	++	++	++	++	-	++	-	-	+	++	++	o	19	71	3.74
SNC0049	-	-	-	++	++	o	++	++	++	++	++	-	++	-	-	+	++	++	o	19	71	3.74
SNC0050	o	+	+	o	-	o	o	o	++	-	++	+	++	o	+	+	-	++	++	19	68	3.58
SNC0051	o	+	++	o	-	o	++	o	++	+	++	+	++	-	o	+	++	o	o	19	70	3.68
SNC0052	-	+	++	o	++	o	++	o	++	++	++	+	++	-	o	+	++	o	-	19	72	3.79
SNC0053	o	o	-	+	++	o	++	++	++	++	++	-	++	-	-	+	++	++	+	19	72	3.79
SNC0054	o	o	-	+	++	o	++	++	++	++	++	-	++	-	-	+	++	++	o	19	71	3.74
SNC0055	o	o	-	+	++	o	++	++	++	++	++	-	++	-	-	+	++	+	++	19	71	3.74
SNC0056	o	o	-	++	++	o	o	++	++	++	++	-	+	-	-	+	++	+	+	19	68	3.58
SNC0057	o	o	-	+	++	o	++	++	++	++	++	-	++	-	-	+	++	++	o	19	71	3.74
SNC0059																				0	0	
SNC0060	o	+	++	++	-	++	++	++	++	++	++	+	++	-	+	o	++	++	-	19	76	4.00
SNC0062	o	o	-	o	++	o	++	++	++	++	++	-	++	-	-	o	++	++	++	19	71	3.74
SNC0063	o	o	-	o	++	o	++	++	++	++	++	-	-	-	-	o	++	o	++	19	64	3.37
SNC0064	-	o	-	o	++	o	++	++	++	++	++	-	++	-	-	o	++	++	+	19	69	3.63
SNC0065	o	o	-	-	++	o	++	++	++	++	++	+	++	-	-	o	++	++	o	19	70	3.68
SNC0066	+	+	-	++	++	++	++	++	++	++	++	++	++	-	-	o	++	++	++	19	80	4.21
SNC0067	o	o	-	o	++	o	++	++	++	++	++	-	++	-	-	o	++	++	++	19	70	3.68
SNC0068	o	o	-	o	++	o	++	++	o	++	++	+	++	-	-	o	++	+	+	19	67	3.53
SNC0069	o	o	-	o	++	o	++	++	++	++	++	+	++	-	o	o	++	++	+	19	73	3.84
SNC0070	o	o	-	o	++	o	++	++	++	++	++	+	++	-	-	o	++	+	o	19	70	3.68
SNC0071	o	o	-	o	++	o	++	++	++	++	++	+	++	-	o	o	++	-	+	19	70	3.68
SNC0072	o	o	-	o	++	o	++	++	++	++	++	-	++	-	-	o	++	++	++	19	70	3.68
SNC0073	o	o	-	o	++	o	++	++	++	++	++	+	++	-	-	o	++	++	-	19	70	3.68
SNC0074	o	o	-	o	++	o	++	++	++	++	++	++	++	-	-	o	++	++	+	19	73	3.84
SNC0075	o	o	-	o	++	o	++	++	++	++	++	-	++	-	-	o	++	++	o	19	68	3.58
SNC0076	-	+	-	++	++	++	++	++	++	++	++	+	++	-	-	o	++	+	o	19	73	3.84
SNC0077	+	+	-	++	++	++	++	++	++	++	++	+	++	-	o	o	++	++	o	19	78	4.11
SNC0078																				0	0	
SNC0079																				0	0	
SNC0080	o	o	-	o	++	o	++	++	++	++	++	++	+	-	-	++	-	++	+	19	71	3.74

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SNC0081	-	+	-	++	++	++	++	++	++	++	++	+	+	-	+	++	+	++	++	19	78	4.11
SNC0082	o	o	-	-	++	o	o	++	++	++	++	-	+	-	-	++	+	++	-	19	63	3.32
SNC0083	o	o	-	-	++	o	o	++	o	-	++	-	+	-	-	++	+	o	-	19	55	2.89
SNC0084	o	o	-	-	++	o	++	++	++	++	++	+	+	-	o	++	+	++	o	19	71	3.74
SNC0085	o	o	-	o	++	o	++	++	++	++	++	-	+	-	o	++	-	++	+	19	67	3.53
SNC0086	o	+	-	++	-	++	++	++	++	++	++	+	+	-	+	++	+	++	o	19	74	3.89
SNC0087	o	o	-	++	++	++	++	++	++	++	++	-	+	-	-	++	+	++	o	19	73	3.84
SNC0088																				0	0	
SNC0089	o	o	-	o	++	o	++	++	++	++	++	-	+	-	-	++	-	++	+	19	67	3.53
SNC0090																				0	0	
SNC0097	+	+	o	++	-	++	++	++	++	++	++	-	+	-	+	+	+	++	-	19	73	3.84
SNC0098	o	o	-	++	++	++	++	++	++	++	++	+	+	-	o	+	+	++	o	19	75	3.95
SNC0099	o	o	-	+	++	++	++	++	++	++	++	-	+	-	o	+	+	o	o	19	70	3.68
SNC0100	o	o	-	+	++	++	++	++	++	++	++	-	+	-	+	+	+	++	o	19	73	3.84
SNC0101	o	o	-	++	++	++	++	++	++	++	++	-	o	-	-	+	+	++	++	19	73	3.84
SNC0102	o	o	-	+	++	++	++	++	++	++	++	-	+	-	-	+	+	++	o	19	71	3.74
SNC0103	o	o	-	o	++	++	++	++	++	++	++	-	-	-	-	+	-	++	-	19	63	3.32
SNC0104	o	o	-	-	++	++	++	++	++	++	++	-	o	-	-	+	+	++	+	19	69	3.63
SNC0105	o	o	-	+	++	++	++	++	++	++	++	-	+	-	-	+	+	++	o	19	71	3.74
SNC0106	o	o	-	++	-	++	++	++	++	++	++	+	o	-	o	+	+	++	+	19	72	3.79
SNC0107	o	o	-	++	++	++	++	++	++	++	++	-	o	-	-	+	+	++	+	19	72	3.79
SNC0108	o	+	-	+	++	++	++	++	++	++	++	+	++	-	++	o	++	++	+	19	79	4.16
SNC0109																				0	0	
SNC0110	o	o	-	o	++	++	++	++	++	-	++	+	++	-	-	o	++	o	o	19	68	3.58
SNC0111	o	o	-	+	++	++	++	++	++	++	++	-	++	-	-	o	++	++	+	19	73	3.84
SNC0112	o	o	-	o	++	++	++	++	o	++	++	+	++	-	o	o	++	o	o	19	70	3.68
SNC0113	o	o	-	o	++	++	++	++	++	++	++	-	++	-	-	o	++	++	o	19	71	3.74
SNC0114	o	o	-	o	++	++	++	++	++	++	++	-	++	-	o	o	++	++	+	19	72	3.79
SNC0115	o	o	-	-	++	++	++	++	++	++	++	+	++	-	o	o	-	o	+	19	69	3.63
SNC0116	o	+	-	++	++	++	++	++	++	++	++	-	++	-	-	o	++	+	o	19	73	3.84
SNC0117	o	+	o	o	-	o	++	++	++	++	++	-	+	-	++	o	+	++	o	19	69	3.63
SNC0118	o	+	-	++	++	++	++	++	++	++	++	-	+	-	-	o	+	++	++	19	73	3.84
SNC0119	o	o	-	++	++	o	++	++	++	++	++	-	o	-	-	o	+	++	++	19	69	3.63
SNC0120	o	o	-	++	++	o	++	++	++	++	++	-	+	-	-	o	+	++	-	19	66	3.47
SNC0121	o	o	-	++	++	o	++	++	++	++	++	-	+	-	-	o	+	+	o	19	67	3.53
SNC0122	o	o	-	++	++	o	++	++	++	++	++	-	+	-	-	o	+	++	o	19	68	3.58
SNC0123	o	o	-	++	++	o	++	++	++	++	++	-	o	-	-	o	+	++	o	19	68	3.58
SNC0124	o	o	-	++	++	o	++	++	++	++	++	-	o	-	-	o	+	o	+	19	67	3.53
SNC0125	o	o	-	++	++	++	++	++	++	++	++	-	o	-	-	o	+	o	o	19	68	3.58
SNC0126	o	o	-	++	++	++	++	++	++	++	++	-	+	-	-	o	+	+	+	19	70	3.68
SNC0127	o	o	-	-	++	o	++	++	++	++	++	-	+	-	-	o	+	++	o	19	65	3.42
SNC0128	o	o	-	+	++	o	o	++	++	++	++	-	+	-	-	o	+	++	+	19	67	3.53

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SNC0129	o	o	-	-	++	o	o	++	++	++	++	-	+	-	-	o	+	++	o	19	63	3.32
SNC0130	o	o	-	++	++	o	++	++	++	++	++	-	+	-	-	o	+	++	-	19	68	3.58
SNC0131	o	o	-	++	++	o	++	++	++	++	++	-	+	-	-	o	o	+	o	19	66	3.47
SNC0132	o	o	-	++	++	o	++	++	++	++	++	-	+	-	-	o	+	++	++	19	70	3.68
SNC0133	-	+	o	+	-	o	++	o	++	++	++	-	+	-	-	o	+	o	o	19	61	3.21
SNC0134																				0	0	
SNC0135	o	o	-	+	++	o	++	++	++	++	++	-	+	-	o	o	o	++	-	19	67	3.53
SNC0136	o	o	-	+	++	++	++	++	++	-	++	-	+	-	o	o	o	++	o	19	66	3.47
SNC0137	o	o	-	-	++	o	++	++	++	++	++	-	+	-	-	o	o	o	o	19	62	3.26
SNC0138	o	o	o	+	++	o	++	++	++	++	++	-	+	-	-	o	+	++	o	19	70	3.68
SNC0139	o	o	-	+	++	o	++	++	++	++	++	-	+	-	-	o	o	++	+	19	68	3.58
SNC0140	o	o	-	+	++	o	++	++	++	++	++	-	+	-	-	o	o	++	+	19	68	3.58
SNC0141	o	o	-	++	++	o	++	++	++	++	++	-	+	-	-	o	o	++	+	19	69	3.63
SNC0142	o	o	-	+	++	o	o	++	++	-	++	+	+	-	-	o	o	++	o	19	64	3.37
SNC0143	o	o	-	-	++	o	++	++	++	++	++	-	+	-	o	o	o	++	+	19	67	3.53
SNC0144						++	++	++	++	++	++					o	o	++	o	9	39	4.33
SNC0145	o	o	-	o	++	++	++	++	++	++	++	-	++	-	-	-	-	++	+	19	68	3.58
SNC0146	o	o	-	o	++	++	++	++	++	++	++	+	+	-	o	-	-	++	o	19	69	3.63
SNC0147																				0	0	
SNC0148	o	o	-	++	++	++	++	++	++	++	++	+	++	-	+	-	-	++	-	19	72	3.79
SNC0149	o	o	-	++	++	++	++	++	++	++	++	+	+	-	o	-	o	++	+	19	73	3.84
SNC0150	o	o	-	++	++	++	++	++	++	++	++	-	+	-	-	-	-	++	+	19	68	3.58
SNC0151	o	o	-	++	++	++	++	++	++	++	++	-	+	-	-	-	o	++	-	19	68	3.58
SNC0152	o	o	-	o	++	++	++	++	++	++	++	-	+	-	o	-	-	++	o	19	66	3.47
SNC0153	o	o	-	o	++	++	++	++	++	++	++	-	+	-	-	-	-	++	+	19	66	3.47
SNC0154	o	o	-	++	++	++	++	++	++	++	++	-	+	-	-	-	-	++	o	19	67	3.53
SNC0155	o	o	-	++	++	++	++	++	++	++	++	-	+	-	-	-	-	++	+	19	68	3.58
SNC0156	o	o	-	++	++	++	++	++	++	++	++	o	+	-	+	-	-	++	+	19	71	3.74
SNC0157	o	o	-	++	++	++	o	++	++	++	++	+	+	-	-	-	-	++	o	19	68	3.58
SNC0158	o	o	-	++	++	++	++	++	++	++	++	+	++	-	o	-	-	++	o	19	72	3.79
SNC0159	o	o	-	+	-	++	o	++	++	++	++	-	+	-	-	-	-	++	o	19	60	3.16
SNC0160	o	o	-	++	++	++	++	++	++	++	++	-	+	-	-	-	-	++	+	19	69	3.63
SNC0161	o	o	-	o	++	++	++	++	++	++	++	++	+	-	-	-	o	++	o	19	70	3.68
SNC0162	o	o	-	++	++	++	++	++	++	++	++	-	+	-	-	-	-	++	o	19	67	3.53
SNC0163	o	o	-	o	++	++	++	++	++	++	++	-	+	-	-	-	o	++	o	19	66	3.47
SNC0164	+	+	-	++	++	++	++	++	++	++	++	-	+	-	-	-	o	++	o	19	70	3.68
SNC0165	o	o	-	o	++	-	++	++	++	+	++	-	++	-	o	++	o	o	o	19	64	3.37
SNC0166	o	o	-	o	++	-	++	++	++	++	++	-	++	-	o	++	o	+	+	19	67	3.53
SNC0167	o	o	-	++	-	-	++	++	++	++	++	-	++	-	o	++	o	o	+	19	64	3.37
SNC0168	o	+	++	++	-	++	++	++	++	++	++	+	+	-	-	+	o	++	++	19	75	3.95
SNC0169	o	o	-	++	++	++	++	o	++	++	++	-	++	++	-	+	-	+	++	19	74	3.89
SNC0170	-	o	++	++	++	++	++	++	++	++	++	-	++	+	-	+	-	++	o	19	76	4.00
SNC0171	o	o	-	++	-	++	o	++	++	++	++	-	++	++	-	+	-	+	o	19	66	3.47

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SNC0172	o	o	--	+	++	o	o	++	++	++	++	-	++	++	--	+	-	o	+	19	68	3.58
SNC0173	o	o	--	++	++	++	++	++	++	++	++	++	+	--	--	+	o	o	+	19	72	3.79
SNC0174	o	o	--	o	++	++	++	++	++	++	++	+	-	-	--	+	++	o	+	19	70	3.68
SNC0175	o	o	--	-	++	++	++	++	++	++	++	+	+	o	--	+	-	++	+	19	71	3.74
SNC0176	o	o	--	++	++	++	++	++	++	++	++	-	++	+	--	+	-	o	++	19	73	3.84
SNC0177	o	o	--	++	++	++	++	++	++	++	++	-	++	+	--	+	-	o	+	19	72	3.79
SNC0178	-	o	o	++	--	++	++	++	++	++	++	+	+	-	--	+	o	++	+	19	69	3.63
SNC0179	o	+	--	++	++	o	++	++	++	-	++	+	++	+	+	+	++	++	-	19	76	4.00
SNC0180	o	o	--	o	++	++	-	++	++	++	++	+	+	+	--	+	++	++	-	19	70	3.68
SNC0181	o	o	--	o	++	++	o	++	++	++	++	-	++	++	--	+	-	o	+	19	69	3.63
SNC0182	o	o	--	++	-	o	++	++	++	++	++	-	+	+	--	+	-	+	++	19	67	3.53
SNC0183	o	o	--	++	++	++	++	++	++	++	++	++	+	-	--	+	-	o	++	19	73	3.84
SNC0184	o	o	--	++	++	++	++	++	++	++	++	--	+	-	--	+	-	++	o	19	69	3.63
SNC0185	o	-	--	+	++	++	++	++	++	-	++	--	--	--	--	+	-	++	o	19	60	3.16
SNC0186	o	o	--	o	++	--	--	++	++	++	++	--	+	o	--	+	-	++	-	19	59	3.11
SNC0187	o	o	--	o	++	o	++	++	++	++	++	+	+	-	--	+	o	++	o	19	68	3.58
SNC0188	o	-	--	o	++	++	++	++	++	+	++	--	--	--	--	+	--	++	o	19	60	3.16
SNC0189	o	o	-	o	++	++	o	++	++	++	--	-	+	o	--	+	-	-	o	19	61	3.21
SNC0190	-	o	--	+	++	++	o	++	++	++	++	-	++	+	--	+	-	-	-	19	65	3.42
SNC0191	o	-	o	+	--	++	++	++	++	++	++	+	+	-	--	+	o	++	+	19	69	3.63
SNC0192	o	-	--	+	++	++	o	++	++	++	++	--	--	-	--	+	--	++	o	19	61	3.21
SNC0193	o	-	--	+	++	o	++	++	++	++	++	-	--	--	-	+	-	+	--	19	60	3.16
SNC0194	o	+	++	++	--	++	++	o	++	++	++	+	++	+	+	+	++	++	+	19	81	4.26
SNC0195	o	o	o	+	--	o	++	++	++	++	++	-	+	--	o	+	o	++	+	19	68	3.58
SNC0196	o	+	++	++	++	++	++	o	++	++	++	-	++	++	+	+	++	o	o	19	81	4.26
SNC0197	o	+	++	o	++	o	++	o	++	++	++	+	++	+	+	+	++	++	++	19	82	4.32
SNC0198	o	+	++	+	--	o	++	o	++	++	++	+	++	+	+	+	++	++	++	19	79	4.16
SNC0199	o	+	++	+	--	++	++	o	++	++	++	-	++	++	+	+	++	o	+	19	77	4.05
SNC0200	o	o	--	++	++	++	++	++	++	++	++	--	+	--	--	+	o	++	o	19	69	3.63
SNC0201	o	o	--	+	++	++	o	++	++	-	++	--	+	--	--	+	-	++	o	19	61	3.21
SNC0202	o	o	--	++	++	o	++	++	++	-	++	--	--	--	--	+	--	o	--	19	55	2.89
SNC0203	o	o	--	++	++	o	++	++	++	++	++	-	--	--	--	+	-	++	--	19	62	3.26
SNC0204	o	o	--	++	++	++	++	++	++	++	++	-	++	--	--	+	o	-	++	19	70	3.68
SNC0205	+	+	--	o	++	o	++	++	++	+	++	+	++	+	+	+	++	++	+	19	79	4.16
SNC0206	+	+	--	++	++	++	++	++	++	++	++	+	++	++	o	+	++	+	o	19	82	4.32
SNC0207																				0	0	
SNC0208	+	+	--	++	--	++	++	++	++	++	++	++	+	-	-	-	o	++	o	19	70	3.68
SNC0209	o	-	--	o	++	o	++	++	++	++	++	--	+	--	-	++	o	o	o	19	63	3.32
SNC0210	o	-	--	++	++	++	++	++	++	++	++	--	+	--	--	++	o	++	o	19	69	3.63
SNC0211	o	-	--	o	++	--	o	++	o	++	++	--	+	--	--	++	-	o	-	19	55	2.89
SNC0212	o	--	--	o	++	o	++	++	++	++	++	--	--	--	--	++	-	+	++	19	61	3.21
SNC0213	o	--	--	o	++	o	++	++	++	++	++	--	--	--	--	++	o	+	++	19	62	3.26
SNC0214	o	--	--	o	++	o	++	++	++	++	++	--	o	-	-	++	o	++	+	19	64	3.37

Site Ref.	Relevant Allocations	Locational Principles for New Housing Development	Brownfield / Greenfield status	Existing designations	Current Use	Landscape Sensitivity	Ecology	Contamination	Topography	Flood Risk	Hazards	Highway Access and Safety	Public transport access (Bus)	Public transport access (Rail)	Transport Infrastructure	Water Utilities	Local facilities and social infrastructure	Presence of Bad Neighbours	Other Material Planning Policy considerations	Total Scores	Total Suitability Score	Mean Suitability Score
SNC0215	o	-	-	++	++	++	++	++	++	++	++	-	+	-	-	++	-	++	o	19	68	3.58
SNC0216	o	o	-	o	-	-	++	++	++	++	++	-	+	-	-	+	-	++	++	19	59	3.11
SNC0217A	o	-	-	++	-	o	o	o	++	++	++	-	-	-	-	o	-	o	-	19	48	2.53
SNC0217B	o	o	-	+	-	o	++	++	++	++	++	-	+	-	-	o	-	++	+	19	63	3.32
SNC0218																				0	0	
SNC0219																				0	0	
SNC0220																				0	0	
SNC0221																				0	0	
SNC0222																				0	0	
SNC0223																				0	0	
SNC0225																				0	0	
SNC0226																				0	0	
SNC0227																				0	0	
SNC0228																				0	0	

Sites that are under construction

Sites that are not suitable (e.g. complete, identified for a different use through or failing a critical suitability criteria)

Missing Values/Proxy Assumption Based Score

Sites with Planning Permission

Resolution to Grant

Score	Value
--	1
-	2
0	3
+	4
++	5

Site Ref.	Relevant Allocations	Locational Principles for New Housing Development	Brownfield / Greenfield status	Existing designations	Current Use	Landscape Sensitivity	Ecology	Contamination	Topography	Flood Risk	Hazards	Highway Access and Safety	Public transport access (Bus)	Public transport access (Rail)	Transport Infrastructure	Water Utilities	Local facilities and social infrastructure	Presence of Bad Neighbours	Other Material Planning Policy considerations	Total Scores	Total Suitability Score	Mean Suitability Score
BDC0001	o	o	-	++	++	++	++	++	++	++	+	++	++	+	-	-	++	++	o	19	76	4.00
BDC0002	o	o	-	++	++	++	++	++	++	++	++	+	++	o	-	-	++	++	o	19	75	3.95
BDC0003	o	o	o	++	-	++	++	+	++	+	++	o	+	+	-	-	-	o	-	19	62	3.26
BDC0004	o	o	-	-	++	++	++	++	++	+	++	-	+	+	-	-	-	++	-	19	62	3.26
BDC0005	-	+	-	++	++	++	++	++	++	++	++	+	+	++	o	-	++	o	++	19	77	4.05
BDC0006	o	-	-	++	++	++	++	++	o	++	++	-	+	++	-	-	-	o	o	19	64	3.37
BDC0007	o	o	-	++	++	++	++	++	++	++	++	+	+	++	o	-	++	++	+	19	78	4.11
BDC0008	o	+	-	++	++	++	++	++	++	++	++	+	+	-	++	-	++	++	+	19	77	4.05
BDC0009	o	-	-	++	++	++	++	++	++	++	++	-	+	+	-	-	-	+	o	19	66	3.47
BDC0010	o	o	-	+	++	o	++	++	++	++	++	-	++	-	-	-	++	++	+	19	70	3.68
BDC0011	o	o	-	o	++	o	++	++	++	++	++	-	++	-	-	-	++	++	++	19	70	3.68
BDC0012	o	o	-	-	++	o	++	++	++	++	++	-	++	-	-	-	++	++	++	19	69	3.63
BDC0013	o	-	-	+	++	o	o	++	++	+	++	-	++	-	-	-	++	++	o	19	65	3.42
BDC0014	-	+	++	++	++	++	++	o	++	++	++	-	++	-	-	-	-	-	++	19	70	3.68
BDC0015	-	+	++	++	++	++	++	++	o	++	++	o	-	-	o	-	-	+	++	19	70	3.68
BDC0016	--	o	--	++	--	++	++	++	++	+	++	-	++	-	-	-	++	+	--	19	62	3.26
BDC0017	+	o	-	++	++	++	++	++	++	++	++	o	++	-	-	-	++	+	-	19	71	3.74
BDC0018	o	o	-	++	++	++	++	++	++	++	++	-	++	-	-	-	++	+	o	19	71	3.74
BDC0019	o	o	-	++	++	++	++	++	++	++	++	+	++	-	-	-	-	++	+	19	72	3.79
BDC0020	o	o	-	++	++	++	++	++	++	++	++	+	--	--	-	-	-	++	++	19	69	3.63
BDC0021	o	o	-	++	++	++	++	++	++	++	++	-	-	-	-	-	-	++	+	19	65	3.42
BDC0022	o	+	++	++	--	++	++	+	++	++	++	-	++	--	+	-	++	++	++	19	76	4.00
BDC0023																				0	0	
BDC0024	o	-	--	++	++	++	++	++	++	++	++	+	+	--	--	++	o	+	+	19	72	3.79
BDC0025	o	-	--	++	++	++	++	++	++	++	++	+	+	--	-	++	o	+	o	19	72	3.79
BDC0026	o	-	-	++	++	++	++	++	++	++	++	+	o	--	-	++	o	++	o	19	73	3.84
BDC0027	o	-	--	++	++	o	++	++	++	+	++	-	--	--	-	++	o	++	o	19	65	3.42
BDC0028	o	-	--	++	++	o	++	++	++	++	+	-	+	-	-	++	o	++	++	19	71	3.74
BDC0029	o	-	--	-	++	o	++	++	o	+	++	+	+	o	-	++	o	++	++	19	68	3.58
BDC0030	o	--	++	++	--	++	++	++	++	++	++	-	o	--	-	++	--	++	o	19	67	3.53
BDC0031	o	o	-	++	++	++	++	++	++	++	++	+	+	++	-	++	o	++	+	19	78	4.11
BDC0032	o	o	-	++	++	o	++	++	++	++	++	++	-	-	--	++	o	++	+	19	72	3.79
BDC0033	-	o	-	++	++	++	++	++	++	++	++	-	+	+	-	++	o	+	o	19	70	3.68
BDC0034	o	o	-	-	++	o	++	++	++	+	++	-	o	o	-	++	-	++	o	19	65	3.42

Site Ref.	Relevant Allocations	Locational Principles for New Housing Development	Brownfield / Greenfield status	Existing designations	Current Use	Landscape Sensitivity	Ecology	Contamination	Topography	Flood Risk	Hazards	Highway Access and Safety	Public transport access (Bus)	Public transport access (Rail)	Transport Infrastructure	Water Utilities	Local facilities and social infrastructure	Presence of Bad Neighbours	Other Material Planning Policy considerations	Total Scores	Total Suitability Score	Mean Suitability Score
BDC0035	o	o	-	+	++	o	o	++	++	+	++	+	+	++	+	++	-	++	-	19	71	3.74
BDC0036	o	o	-	++	++	o	++	++	++	++	++	-	+	++	-	++	-	++	-	19	71	3.74
BDC0037	o	-	++	++	-	++	++	++	++	++	++	+	+	-	+	++	o	++	+	19	77	4.05
BDC0038	o	+	++	++	-	++	++	++	++	++	++	-	++	-	-	++	-	o	++	19	73	3.84
BDC0039	o	-	-	++	++	++	++	++	++	++	++	-	+	-	-	++	-	++	++	19	70	3.68
BDC0040	o	o	-	+	++	o	++	++	++	++	++	-	+	-	-	++	-	++	+	19	67	3.53
BDC0041	o	-	-	+	++	o	++	++	++	++	++	-	+	-	-	++	-	++	+	19	66	3.47
BDC0042	o	-	-	+	++	o	++	++	++	++	++	-	+	-	-	++	-	++	++	19	67	3.53
BDC0043	o	-	-	o	++	-	++	++	++	++	++	-	+	-	-	++	-	++	++	19	64	3.37
BDC0044	o	-	-	+	++	o	++	++	++	++	++	-	o	-	-	++	-	++	+	19	65	3.42
BDC0045	o	-	-	+	++	o	++	++	++	++	++	-	+	-	-	++	-	++	+	19	66	3.47
BDC0046	o	-	-	+	++	o	o	++	++	++	++	-	-	-	-	++	-	++	++	19	62	3.26
BDC0047	o	+	++	+	-	++	++	++	++	++	++	+	+	-	++	++	o	++	++	19	79	4.16
BDC0048	o	+	++	o	-	o	++	++	++	++	++	+	+	-	++	++	o	++	++	19	76	4.00
BDC0049	o	o	++	++	++	++	++	++	++	++	++	-	+	-	-	++	+	++	o	19	77	4.05
BDC0050	o	o	-	++	++	++	++	++	++	++	++	-	+	-	-	++	+	++	o	19	73	3.84
BDC0051	o	o	-	++	++	++	++	++	++	++	++	-	+	-	-	++	+	++	+	19	73	3.84
BDC0052	o	o	-	++	++	++	++	++	++	++	++	-	o	-	-	o	o	++	+	19	70	3.68
BDC0053	o	o	-	++	++	++	++	++	++	++	++	+	o	-	o	o	o	++	o	19	72	3.79
BDC0054	-	o	-	+	++	o	-	++	++	++	++	++	+	-	-	++	-	++	+	19	66	3.47
BDC0055	o	o	-	++	++	o	++	++	++	++	++	-	+	-	-	++	o	++	+	19	70	3.68
BDC0056	o	o	-	++	++	o	++	++	++	++	++	-	+	-	-	++	o	++	+	19	71	3.74
BDC0057	o	+	++	++	++	++	++	++	++	++	++	-	+	++	+	o	-	++	++	19	82	4.32
BDC0058	o	-	o	o	++	o	-	++	++	++	++	-	o	-	-	++	-	++	++	19	65	3.42
BDC0059	o	+	++	++	++	++	++	++	++	++	++	+	+	-	o	++	o	++	++	19	82	4.32
BDC0060	o	+	++	-	-	++	++	++	++	++	++	-	+	-	-	++	o	++	+	19	71	3.74
BDC0061	o	o	-	++	++	++	++	++	++	++	++	-	o	-	-	++	o	++	o	19	70	3.68
BDC0062	o	o	-	o	-	++	-	++	++	++	+	-	+	-	-	++	-	++	++	19	60	3.16
BDC0063	o	o	++	o	-	o	-	++	++	++	++	-	+	-	-	++	-	++	+	19	62	3.26
BDC0064	o	o	-	++	++	++	++	++	++	++	++	-	o	-	+	++	-	++	++	19	74	3.89
BDC0065	o	-	++	++	-	o	++	+	++	++	++	-	++	-	-	++	-	++	++	19	70	3.68
BDC0066	o	o	-	-	-	++	++	++	++	++	++	++	-	-	-	++	-	++	-	19	63	3.32
BDC0067	o	-	-	++	++	++	++	++	++	++	++	-	+	-	-	++	o	++	+	19	71	3.74
BDC0068	o	o	-	++	++	++	++	++	++	++	++	-	o	-	-	++	-	++	o	19	69	3.63
BDC0069	o	-	-	++	++	++	++	++	++	++	++	-	-	-	-	++	-	++	-	19	67	3.53
BDC0070	o	-	-	++	++	o	o	++	++	+	++	-	+	-	-	-	-	++	o	19	60	3.16
BDC0071	o	-	-	++	++	o	o	++	++	+	++	-	o	-	-	-	-	++	o	19	59	3.11
BDC0072	-	-	++	++	++	o	o	++	++	+	++	o	+	-	o	-	-	o	++	19	63	3.32
BDC0073	-	o	+	++	-	o	++	o	++	++	++	-	+	-	-	++	o	++	o	19	65	3.42
BDC0074	o	+	++	++	-	++	++	++	++	++	++	++	+	-	-	++	o	++	o	19	76	4.00
BDC0075	o	o	-	++	-	o	++	++	o	++	-	-	+	-	-	++	o	++	-	19	59	3.11

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BDC0076	o	o	-	++	-	o	++	++	o	++	+	-	+	-	-	++	o	++	-	19	61	3.21
BDC0077	--	o	--	++	--	++	o	++	++	++	++	--	++	--	-	++	o	++	o	19	64	3.37
BDC0078	o	+	o	++	--	++	++	++	++	++	++	+	+	--	++	++	-	++	++	19	77	4.05
BDC0079	o	-	--	++	++	++	++	++	++	+	++	--	+	--	o	++	o	++	+	19	71	3.74
BDC0080	o	o	-	++	++	++	++	++	++	++	++	-	+	--	-	++	o	++	+	19	72	3.79
BDC0081	o	-	--	++	++	++	++	++	++	++	++	--	+	--	-	++	o	++	++	19	72	3.79
BDC0082	o	o	-	++	++	++	++	++	++	++	++	-	+	--	-	++	o	++	++	19	73	3.84
BDC0083	o	o	--	++	++	++	++	++	++	++	++	--	+	--	-	++	o	o	+	19	70	3.68
BDC0084	-	+	++	-	-	o	++	++	++	++	++	+	+	-	++	++	o	++	+	19	71	3.74
BDC0085	o	+	++	o	--	o	++	++	++	++	++	+	+	--	++	++	o	++	++	19	76	4.00
BDC0086	o	o	--	++	++	++	++	++	++	++	++	--	+	--	-	++	o	o	++	19	71	3.74
BDC0087	o	o	--	++	++	++	++	++	++	++	++	--	+	--	-	++	o	++	+	19	72	3.79
BDC0088	o	o	--	++	++	++	o	++	o	++	++	--	+	--	-	++	o	++	+	19	68	3.58
BDC0089	o	o	--	+	++	o	++	++	o	+	++	--	+	--	-	++	o	++	o	19	65	3.42
BDC0090	o	-	++	++	++	++	++	++	++	++	++	-	o	--	-	++	o	++	++	19	75	3.95
BDC0091	-	+	++	++	--	++	++	++	++	++	++	+	o	--	+	++	o	++	+	19	76	4.00
BDC0092	-	+	++	++	--	++	++	++	++	++	++	+	+	--	+	++	o	++	+	19	77	4.05
BDC0093	o	-	--	++	++	++	++	++	++	++	++	--	o	--	-	++	-	++	+	19	69	3.63
BDC0094	o	-	--	++	++	++	++	++	++	++	++	--	o	--	-	++	-	++	++	19	70	3.68
BDC0095	o	-	--	++	++	++	o	++	++	++	-	--	o	--	-	++	-	++	+	19	64	3.37
BDC0096	o	o	--	++	++	++	o	++	++	++	+	-	+	--	-	++	o	++	+	19	69	3.63
BDC0097	o	o	--	++	++	o	++	++	++	++	++	o	--	--	o	--	++	++	++	19	69	3.63
BDC0098	o	o	--	++	++	++	++	++	++	++	++	-	-	--	-	--	++	++	++	19	70	3.68
BDC0099	o	o	--	++	++	o	++	++	++	++	++	+	--	--	o	--	++	++	+	19	69	3.63
BDC0100	o	o	--	++	++	++	++	++	++	++	++	-	-	--	-	++	++	++	+	19	67	3.53
BDC0101	o	o	--	++	++	o	-	++	++	++	++	-	-	--	-	++	++	++	-	19	60	3.16
BDC0102	o	o	--	+	++	o	o	++	o	++	++	+	-	--	+	--	++	++	--	19	63	3.32
BDC0103	o	o	--	++	++	o	++	++	++	++	++	-	-	--	-	--	++	++	+	19	67	3.53
BDC0104	o	o	--	++	++	o	++	++	++	++	++	-	--	--	-	--	++	++	+	19	66	3.47
BDC0105	o	o	--	++	++	o	++	++	++	++	++	+	--	--	o	--	++	++	+	19	69	3.63
BDC0106	o	-	--	++	++	o	++	++	++	++	++	+	--	--	o	--	++	++	++	19	69	3.63
BDC0107	o	o	--	++	++	o	++	++	++	++	++	-	-	--	-	--	++	++	++	19	68	3.58
BDC0108	o	o	--	++	++	o	++	++	++	++	++	-	-	--	-	--	++	++	++	19	68	3.58
BDC0109	o	o	--	++	++	o	++	++	++	++	++	-	-	--	-	--	++	++	++	19	68	3.58
BDC0110	o	o	o	++	++	o	++	++	++	++	++	+	-	--	+	--	++	++	++	19	74	3.89
BDC0111	o	+	++	++	-	++	++	++	++	++	++	+	-	--	+	--	++	++	++	19	75	3.95
BDC0113	o	-	--	++	++	++	++	++	++	++	++	+	o	+	+	--	-	++	-	0	0	3.74
BDC0114	o	+	++	++	--	++	++	++	++	++	++	+	+	++	o	o	--	++	+	19	77	4.05
BDC0115	o	+	++	o	--	o	++	++	++	++	++	++	+	o	+	o	o	++	++	19	76	4.00
BDC0116	o	o	--	++	++	++	++	++	++	++	++	-	+	-	+	o	-	++	++	19	74	3.89

Site Ref.	Relevant Allocations	Locational Principles for New Housing Development	Brownfield / Greenfield status	Existing designations	Current Use	Landscape Sensitivity	Ecology	Contamination	Topography	Flood Risk	Hazards	Highway Access and Safety	Public transport access (Bus)	Public transport access (Rail)	Transport Infrastructure	Water Utilities	Local facilities and social infrastructure	Presence of Bad Neighbours	Other Material Planning Policy considerations	Total Scores	Total Suitability Score	Mean Suitability Score
BDC0117	o	o	--	o	++	o	++	++	++	++	++	o	o	-	-	o	-	++	+	19	67	3.53
BDC0118	o	o	--	o	++	o	++	++	++	++	++	+	o	-	o	o	-	++	++	19	70	3.68
BDC0119	o	o	--	++	++	o	++	++	o	++	++	-	o	-	+	o	-	++	+	19	68	3.58
BDC0120	o	o	--	++	++	++	++	++	++	++	++	o	o	o	-	o	-	++	+	19	72	3.79
BDC0121	o	o	--	++	++	++	++	++	++	++	++	o	o	+	-	o	-	++	+	19	73	3.84
BDC0122	o	+	++	++	-	++	++	++	++	++	++	+	+	-	++	++	-	++	+	19	78	4.11
BDC0123	o	-	--	++	++	++	++	++	++	++	-	-	+	-	-	++	-	++	+	19	67	3.53
BDC0124	o	-	--	++	++	++	++	++	++	++	+	-	+	-	-	++	-	++	+	19	68	3.58
BDC0125	o	o	--	++	++	++	++	++	++	++	++	-	+	-	-	++	o	++	+	19	72	3.79
BDC0126	o	-	--	++	++	++	++	++	++	++	+	-	o	-	-	++	-	++	++	19	68	3.58
BDC0127	o	o	--	++	++	++	++	++	++	++	++	-	+	-	-	++	+	++	+	19	73	3.84
BDC0128	o	+	++	++	-	++	++	++	++	++	++	-	++	-	+	++	+	++	++	19	79	4.16
BDC0129																				0	0	
BDC0130	o	+	++	++	-	++	++	++	++	++	++	+	++	-	++	++	+	++	++	19	82	4.32
BDC0131	o	-	--	++	++	++	++	++	++	++	++	-	+	-	-	++	-	++	+	19	70	3.68
BDC0132	o	+	++	++	-	++	++	++	++	++	++	+	++	-	++	++	o	++	+	19	80	4.21
BDC0133	o	-	--	++	++	++	++	++	++	++	++	-	+	-	-	++	o	++	+	19	71	3.74
BDC0134	--	o	--	++	++	++	++	++	++	++	++	-	+	-	-	++	o	++	++	19	71	3.74
BDC0135	o	-	--	++	++	o	++	++	++	++	++	-	-	-	-	++	+	++	+	19	67	3.53
BDC0136	o	o	--	++	++	++	++	++	++	++	++	-	+	-	-	++	-	++	-	19	69	3.63
BDC0137	o	o	--	++	-	++	++	++	++	++	++	-	+	-	-	++	-	++	+	19	67	3.53
BDC0138	+	o	--	++	--	++	o	++	++	++	++	-	+	-	-	++	+	++	+	19	68	3.58
BDC0139	+	o	--	++	++	++	++	++	++	++	++	-	+	-	-	++	+	++	+	19	74	3.89
BDC0140	o	-	--	++	--	++	++	++	++	++	++	-	+	-	-	++	-	++	++	19	67	3.53
BDC0141	o	-	--	++	++	++	++	++	++	++	++	-	-	-	-	++	-	++	+	19	66	3.47
BDC0142	o	+	++	++	--	++	++	++	++	++	++	-	+	-	-	++	o	++	++	19	75	3.95
BDC0143	o	o	--	+	--	o	o	+	++	++	++		+	-		++	-	o	+	17	55	3.24
BDC0144	o	+	++	++	--	++	++	++	++	++	++	-	+	-	-	++	o	++	+	19	74	3.89
BDC0145	o	+	++	++	++	o	++	++	++	++	++	-	o	-	-	++	o	++	++	19	76	4.00
BDC0146	o	-	--	++	++	++	++	++	++	++	++	-	o	-	-	++	o	++	++	19	71	3.74
BDC0147	o	-	--	++	++	++	++	++	o	++	++	-	o	-	-	++	o	++	++	19	69	3.63
BDC0148	o	-	--	++	++	++	++	++	++	++	++	-	o	-	-	++	o	++	+	19	70	3.68
BDC0149	o	+	++	++	++	o	++	++	++	++	++	+	++	-	++	++	o	++	+	19	82	4.32
BDC0150	o	+	o	++	++	o	++	++	++	++	++	+	+	-	++	++	o	++	++	19	80	4.21
BDC0151	o	o	--	o	-	o	-	++	++	++	++	-	+	-	-	++	o	++	-	19	58	3.05
BDC0152	o	o	--	o	-	o	-	++	++	++	++	-	++	-	-	++	o	++	-	19	59	3.11
BDC0153	o	o	--	o	-	o	-	++	++	++	++	-	+	-	-	++	o	++	++	19	61	3.21
BDC0154	o	o	++	+	--	o	o	++	++	++	++	+	+	-	o	++	o	++	+	19	71	3.74
BDC0155	o	+	+	+	-	o	o	++	++	++	++	-	++	-	-	++	o	++	-	19	68	3.58
BDC0156	o	o	--	++	++	o	++	++	++	-	++	+	++	-	-	++	o	++	+	19	71	3.74
BDC0157	o	o	--	++	++	o	++	++	++	++	++	-	+	-	-	++	o	++	+	19	70	3.68

Site Ref.	Relevant Allocations	Locational Principles for New Housing Development	Brownfield / Greenfield status	Existing designations	Current Use	Landscape Sensitivity	Ecology	Contamination	Topography	Flood Risk	Hazards	Highway Access and Safety	Public transport access (Bus)	Public transport access (Rail)	Transport Infrastructure	Water Utilities	Local facilities and social infrastructure	Presence of Bad Neighbours	Other Material Planning Policy considerations	Total Scores	Total Suitability Score	Mean Suitability Score
BDC0158	o	o	--	++	++	o	++	++	++	++	++	+	o	-	-	o	-	++	-	19	68	3.58
BDC0159	o	o	--	++	++	o	++	++	++	++	++	+	+	-	-	o	-	++	++	19	72	3.79
BDC0160	o	o	--	++	-	o	++	++	++	++	++	-	o	-	o	o	-	++	-	19	63	3.32
BDC0161	o	--	--	++	++	++	++	++	++	+	++	-	+	o	-	o	-	++	+	19	69	3.63
BDC0162	o	-	--	+	++	o	o	++	++	++	++	--	+	-	-	-	-	++	++	19	63	3.32
BDC0163	o	-	--	++	++	++	++	++	++	++	++	--	+	-	-	-	-	++	o	19	66	3.47
BDC0164	o	-	-	++	++	++	++	++	++	++	++	--	+	++	-	-	-	++	-	19	68	3.58
BDC0165	o	o	--	++	++	++	++	++	++	+	++	+	o	--	+	++	o	++	+	19	75	3.95
BDC0166	o	+	++	++	-	++	++	++	++	++	++	+	o	-	+	++	o	++	++	19	78	4.11
BDC0167	o	o	--	++	++	++	o	++	++	++	++	-	+	-	o	--	-	o	+	19	66	3.47
BDC0168	o	-	--	++	-	++	++	++	++	++	++	--	+	--	-	++	-	++	++	19	67	3.53
BDC0169	o	o	--	++	++	++	++	++	++	++	++	+	o	--	+	++	o	++	++	19	77	4.05
BDC0170	o	-	--	++	++	-	++	++	++	++	++	+	+	-	+	++	o	++	o	17	63	3.71
BDC0171	o	+	++	++	--	++	++	++	--	++	++	+	+	--	++	-	o	++	o	19	71	3.74

Appendix 6 Availability Questionnaire



«Landowner_Name»
«Contact_Name»
«Agent_Name»
«Contact_Address_1»
«Contact_Address_2»
«Contact_Address_3»
«Contact_Address_4»
«Contact_Address_5»
«Post_Code»

14 Regent's Wharf
All Saints Street
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T 020 7837 4477
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london@nlplanning.com
www.nlplanning.com

Date: 23 January 2009
Our ref: CL11776
Your ref:
Site ref: «Site_Ref»

Dear «Contact_Name»

GREATER NORWICH DEVELOPMENT PARTNERSHIP SHLAA REVIEW OF THE OWNERSHIP, AVAILABILITY AND PHASING OF SITES

You may be aware through previous correspondence that the Greater Norwich Development Partnership (GNDP) is presently undertaking a Strategic Housing Land Availability Assessment (SHLAA). The purpose of this study is to inform the emerging Joint Core Strategy and the Local Development Frameworks for Norwich City, Broadland District and South Norfolk District by identifying the sites which have the capacity to accommodate new housing in the period to 2026.

Having identified almost 500 possible sites, the GNDP has recently appointed Nathaniel Lichfield and Partners to undertake a review of when and whether these sites are likely to be developed and the extent to which they could contribute towards the housing requirement for each of the three local authority areas that has been set out in the Regional Spatial Strategy for the East of England. This evidence will inform the subsequent decision-making process leading to the allocation of specific housing sites within development plan documents to be prepared for each area.

As part of this review we understand that you are an «landowneragent» acting on behalf of a landowner of the following site:

Site Reference: «Site_Ref_2»
«Site_Location_4»
«Site_Location_5»
«Site_Location_6»
«Site_Location_7»

The extent of this site can be viewed using the site reference on the Greater Norwich Development Partnerships website at:

<http://gndp.idi-consult.net/ldf/readdoc.php?docid=2&view=contents>

We enclose a short questionnaire which asks about your understanding of the ownership and availability of the above site. It would be appreciated if you could complete the questionnaire and return it by post, fax or email by 6 February 2009.

We would welcome your comments on the suitability assessment of sites that we have undertaken and would be pleased to provide a summary of our conclusions by email upon request. All comments on the suitability assessment should be returned by Friday 6 February 2009.

If you have any queries about the questionnaire or the SHLAA process in general, please contact either Simon Coop at Nathaniel Lichfield and Partners on 02920 435880 or one of the following members of the Greater Norwich Development Partnership:

Jon Bunting – Norwich City Council (01603 212162);
Tim Horspole – South Norfolk District Council (01508 533805); or,
Paul Harris – Broadland District Council (01603 431133).

We look forward to receiving your completed questionnaire.

Yours sincerely,

A handwritten signature in black ink that reads "Simon Coop". The signature is written in a cursive style with a horizontal line underneath the name.

SIMON COOP
ASSOCIATE DIRECTOR

9. Likely development timeframe	<input type="checkbox"/> 2009-2014 <input type="checkbox"/> 2015-2019 <input type="checkbox"/> 2020+
10. Anticipated duration of site development	
11. Viability of development	

Many thanks for your comments. If you have any queries about completing the questionnaire or the SHLAA process in general, please contact either Simon Coop at Nathaniel Lichfield and Partners on 02920 435880 or one of the following members of the Greater Norwich Development Partnership:

Jon Bunting – Norwich City Council (01603 212162);
Tim Horspole – South Norfolk District Council (01508 533805); or,
Paul Harris – Broadland District Council (01603 431133).

Appendix 7

Availability and Achievability Assessment Summary

Sites that are under construction	Score	Value
Sites that are not suitable (e.g. complete, identified for a different use through or failing a critical suitability criteria)	--	1
Missing Values/Proxy Assumption Based Score	-	2
Sites with Planning Permission	o	3
Resolution to Grant	+	4
Sites with Planning Application Currently Pending	++	5

Site Information						Build Factors			Site		Market		Cost Factors		
Site Ref	Location	Planning Status	Capacity (Unconstrained or with planning permission)	Site Area	GNDP Density Multiplier	Number of Years to build	Build Time Period (Years)	Planning Factors	Ownership	Attitude to development	Location and Surroundings	Attractiveness of locality	Site Preparation Costs	Exceptional Highways works	Strategic Utilities Constraints
NOR0001	Land Rear 523-527 Earlham Road	Under Construction	41						++	++		++	++		++
NOR0002	Reeds Flour Mill	Under Construction	160									+	o		++
NOR0003	Former Civil Service Sports Ground, Wentworth Green	Resolution to Grant	78	4.27		2	0-5	++	o	++		++	++		++
NOR0004	Site in Wherry Road	With Extant Planning Permission	72			2	0-5	++			++	+	++	++	++
NOR0005	Former Eaton Rise Service Station, Ipswich Road	Potential Development Site	14	0.28	50	1	0-5	o			o	++	o	++	++
NOR0006	South Harford Middle School, Locksley Road	Potential Development Site	71	1.42	50	2	0-5	--			++	++	++	o	++
NOR0007	59 Bethel Street	With Planning Permission	23	0.1		1	0-5	++				+	++		o
NOR0008	YMCA Hostel, 48-50 St Giles Street	Potential Development Site	21	0.21	100	1	0-5	o			++	+	++	--	o
NOR0009	Pottergate/ Fishers Lane	With Planning Permission	17	0.44		1	0-5	++	o	++		+	--		o
NOR0010	Fire Station, Bethel Street	Potential Development Site	14	0.14	100	1	0-5	o	++	o	o	+	++	++	o
NOR0011	7-7a Castle Meadow	With Planning Permission	22	0.1		1	0-5	++				+	++		o
NOR0012	Land at Mountergate	Plan Allocation	194	1.94	100	4	0-5	++	o	++	o	+	++	--	o
NOR0013	24 Cattle Market Street	Potential Development Site	7	0.07	100			o			++	+	o	++	o
NOR0014	St Annes Wharf, King Street	With Planning Permission	437	2.11		5	0-5	++				+	o		o
NOR0015	161-165 King Street (ABC Wharf)	Potential Development Site	27	0.27	100	1	0-5	o			o	+	++	++	o
NOR0016	144-146 and 148-162 King Street	With Planning Permission	34	0.04		1	0-5	++				+	++		o
NOR0017	147 - 153 Ber Street	Potential Development Site	15	0.15	100	1	0-5	o			o	+	++	++	o
NOR0018	Lind Garage, Ber Street	Potential Development Site	39	0.39	100	1	0-5	o			o	+	++	++	o
NOR0019	84-104 Ber Street	Plan Allocation	24	0.24	100	1	0-5	++			++	+	++	++	o
NOR0020	Hobrough Lane/King Street	Plan Allocation	46	0.46	100	1	0-5	++			++	+	++	++	o
NOR0021	Prospect House, Rouen Road	Plan Allocation	96	0.96	100	2	0-5	--			++	+	o	--	o
NOR0022	10-34 Ber Street	Plan Allocation	36	0.36	100	1	0-5	o	--	o	o	+	++	o	o
NOR0023	Westlegate House, 14-18 Westlegate	Plan Allocation	13	0.13	100	1	0-5	--			++	+	++	o	o
NOR0024	Land South of Westlegate, NU Island Site and St Stephens Tow	Potential Development Site	364	3.64	100	4	0-5	o			o	+	++	--	o
NOR0025	Norwich Union Car Park, Kings Lane/Ashby Street	Potential Development Site	87	0.87	100	2	0-5	o			++	++	++	o	++
NOR0026	Norwich Union Car Park, Brazen Gate/Southwell Road	Potential Development Site	112	1.12	100	5	0-5	++			++	++	++	++	++
NOR0027	NCS Depot, 138a Hall Road and land at rear	With Planning Permission	12	0.22	50	1	0-5	++	++	++	o	++	++	++	++
NOR0028	Hewett Lower School, Hall Road	Potential Development Site	149	2.97	50	3	0-5	o	++	--	++	++	++	++	++
NOR0029	Retail Park and Proposed District Centre, Hall Road/Sandy Lane	Resolution to Grant Outline	200	13.4		4	0-5	++			++	++	o		++
NOR0030	Land at Lower Clarence Road (Railtrack Car Park)	Plan Allocation	50	1	50	1	0-5	++			o	+	++	o	++
NOR0031	Busseys Garage Site, Thorpe Road/Lower Clarence Road	Potential Development Site	45	0.45	100	1	0-5	o	++	o	o	+	++	++	++

Site Ref	Location	Planning Status	Capacity (Unconstrained or with planning permission)	Site Area	GNDP Density Multiplier	Number of Years to build	Build Time Period (Years)	Planning Factors	Ownership	Attitude to development	Location and Surroundings	Attractiveness of locality	Site Preparation Costs	Exceptional Highways works	Strategic Utilities Constraints
NOR0032	Land South of Kerrison Road	With Planning Permission	280	4.67		5	0-5	++	++	++	--	++	o		++
NOR0033	Laurence Scott and Electromotors, Gothic Works, Hardy Road	Potential Development Site	176	3.51	50	4	0-5	o	+	++	o	++	o	--	++
NOR0034	Utilities Site, Cremorne Lane	Plan Allocation	344	6.9	50	4	0-5	--			o	++	o	--	++
NOR0035	Transco/National Grid land south of Cremorne Lane (Broads A	Application Pending	38	0.76		1	0-5	o			o	++	--	++	++
NOR0036	Deal Ground, Bracondale	Plan Allocation	412	8.24	50	5	0-5	--	++	++	o	++	--	o	++
NOR0037	Norwich Community Hospital, Bowthorpe Road	Plan Allocation	261	4.02	50	3	0-5	o			++	++	--	o	++
NOR0038	100-108 Benedict Street	Resolution to Grant	49			1	0-5	++			++	+	++	++	o
NOR0039	Great Hospital Bishop Gate	With Planning Permission	24			1	0-5	++			++	+	++	++	o
NOR0040	Site at All Saints Green and Queen Road	Under Construction	70									+	o		o
NOR0041	Site Adj Norwich City Football Club	Part With Outline Planning Per	96	0.96	100				++	++	--	++	o		++
NOR0042	Arminghall Close, 261-281 and 295 Aylsham Road and 1-5 Ayls	Potential Development Site	251	5.02	50	3	0-5	o	--	++	o	++	o	o	++
NOR0043	165-187 Aylsham Road	Potential Development Site	57	1.14	50	2	0-5	o	--	++	o	++	o	o	++
NOR0044	Mile Cross Middle School, Wheeler Road/Valpy Avenue	Potential Development Site	48	0.96	50	1	0-5	o	++	++	++	++	++	++	++
NOR0045	Industrial Sites, Havers Road	Plan Allocation	103	2.05	50	3	0-5	--			o	++	++	o	++
NOR0046	Bob Basted Car Sales, 81-93 Drayton Road	Plan Allocation	24	0.48	50	1	0-5	++			o	++	++	o	++
NOR0047	Former Crown and Magpie Public House	Site Complete	0									++	o		++
NOR0048	231-243 Heigham Street	Plan Allocation	18	0.36	50	1	0-5	++	++	--	o	++	++	++	++
NOR0049	Northumberland Street/Waterworks Road industrial sites	Plan Allocation	68	1.35	50	2	0-5	--			o	++	++	o	++
NOR0050	Wensum Clothing, 179 Northumberland Street	Under Construction	51	0.72		2	0-5	++				++	o		++
NOR0051	Land at Armes Street and 165-175 Northumberland Street	With Planning Permission	20	0.63		1	0-5	++			o	++	o	++	++
NOR0052	land at Elizabeth Fry Road/Bacon Road	Site Complete	0									++	o		++
NOR0053	120-130 Northumberland Street	Plan Allocation	23	0.55	50	1	0-5	++			++	++	o	++	++
NOR0054	Land at Greyhound Opening	Plan Allocation	63	1.26	50	2	0-5	++			++	++	++	--	++
NOR0055	Foulgers House/Foulgers Opening	Site Complete	0									+	o		o
NOR0056	Unicorn Yard / New Mills Yard	Site Complete	0									+	o		o
NOR0057	Bussey Road, Fiddlewood	With Planning Permission	34	1.1		1	0-5	++				++	++	o	++
NOR0058	The Farm, Rackham Road	Extant Permission for Residen	0	0.19							++	++	++	++	++
NOR0059	70 Aylsham Road	Potential Development Site	18	0.35	50	1	0-5	o			o	++	o	++	++
NOR0060	Land adjoining Lime Kiln Mews, Drayton Road	Outline Permission	33	0.44		1	0-5	++				++	o		++
NOR0061	St. Luke's Court, Aylsham Road	Plan Allocation	16	0.31	50	1	0-5	++			++	++	++	++	++
NOR0062	Industrial sites, Starling Road	Potential Development Site	29	0.58	50	1	0-5	o			++	++	o	o	++
NOR0063	Starling Road/Waterloo Road	Under Construction	11	0.36		1	0-5	++				++	o		++
NOR0064	Sussex House, Sussex Street	Potential Development Site	30	0.3	100	1	0-5	o			o	+	++	o	++
NOR0065	Oak Street / Sussex Street commercial sites	Potential Development Site	23	0.23	100	1	0-5	o			o	+	o	++	++
NOR0066	123-161 Oak Street	Plan Allocation	69	0.69	100	2	0-5	++			o	+	++	o	++
NOR0067	Furniture store, Oak Street/Sussex Street	Potential Development Site	21	0.21	100			o			++	+	++	++	++
NOR0068	The Talk and 120-134 Oak Street	Potential Development Site	48	0.48	100	1	0-5	o			o	+	++	o	++
NOR0069	Car Park, St Crispins Road and 56-62 Pitt Street	Plan Allocation	75	0.75	100	2	0-5	++			o	+	++	o	++
NOR0071	87-113 Oak Street	Potential Development Site	49	0.49	100	1	0-5	o			o	+	++	o	++
NOR0072	St. Mary's House and Works, Duke Street/St Mary's Plain	Potential Development Site	113	1.13	100	3	0-5	o			o	+	++	--	o
NOR0073	Spring Grove Laundry, Oak Street	With Planning Permission	21	0.32		1	0-5	++				+	o		o

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NOR0074	Cushions Timberyard, Ely Street	Potential Development Site	56	1.12	50	2	0-5	o			o	++	++	--	++
NOR0076	Mary Chapman Court & Barnards Yard	Potential Development Site	100	1	100	2	0-5	o			++	+	++	o	o
NOR0077	Duke's Wharf, Duke Street (Former EEB Offices)	Resolution to Grant	16	0.84		1	0-5	++				+	--	o	o
NOR0078	Thorndick & Dawson, 75-81 Pottergate	With Planning Permission	18	0.11		1	0-5	o				+	o	++	o
NOR0080	Beckham Place, Edward Street	Potential Development Site	50	0.5	100	1	0-5	o			o	+	++	++	++
NOR0081	Anglia Square	Resolution to Grant	198	4.71		4	0-5	o				+	o	++	++
NOR0082	Hunters Squash Club and Edward Street Car Park	With Planning Permission	24	0.42		1	0-5	++			++	+	++	o	++
NOR0086	Friars Quay/Colegate (Former Wilsons Glaziers)	Plan Allocation	13	0.13	100	1	0-5	++			++	+	++	++	o
NOR0088	Site of Hi-Tech House, St Saviours Lane	Resolution to grant	62	0.35		2	0-5	++			o	+	++	++	o
NOR0089	St Saviours Lane Car Park/Smurfit Kappa Sheet Feeding, Fish	Potential Development Site	175	1.75	100	4	0-5	--			o	+	o	--	o
NOR0090	Barrack Street Phase 1	With Planning Permission	200	4.6		4	0-5	++	++	++		+	o	o	o
NOR0091	Barrack Street Phase 2	With Planning Permission	0	1.34	100	4	0-5	++	++	++	o	+	o	o	o
NOR0092	124, 126-128 Barrack Street	With Planning Permission	15	0.23		1	0-5	++				++	o		++
NOR0093	Van Dal Shoes and garage courts site, Dibden Road	Potential Development Site	48	0.95	50	1	0-5	o			++	++	o	++	++
NOR0094	Blyth Jex School (East), Sprowston Road	Potential Development Site	51	1.02	50	2	0-5	--			o	++	++	o	++
NOR0095	Anthony Drive/Sprowston Road	Plan Allocation	47	0.93	50	1	0-5	++			o	++	o	++	++
NOR0096	Start Rite Factory Site, 28 Mousehold Lane	Potential Development Site	44	0.87	50	1	0-5	++			o	++	o	++	++
NOR0097	Egyptian Road/Bishop Bridge Road inc. former Box and Barrel	Potential Development Site	69	1.37	50	2	0-5	++			o	++	o	++	++
NOR0098	Bishopbridge (South) Gasholder Station, Gas Hill	Potential Development Site	15	0.3	50	1	0-5	o			o	++	--	++	++
NOR0099	Decco Ltd, Chalk Hill Works, Rosary Road	Potential Development Site	30	0.59	50	1	0-5	o			o	++	--	++	++
NOR0100	Bertram Books, Rosary Road	With Planning Permission	113	0.97		3	0-5	++				++	++	++	++
NOR0101	Wellesley First School, Wellesley Avenue	Potential Development Site	33	0.66	50	1	0-5	o			++	++	++	++	++
NOR0102	Mount Zion Family Life Centre site (former Gothic Works Social	Potential Development Site	111	2.22	50	3	0-5	--			o	++	++	++	++
NOR0105	Heartsease House, Munnings Road	Potential Development Site	17	0.33	50	1	0-5	++			++	++	o	++	++
NOR0106	Woodside First School, Witard Road	Potential Development Site	32	0.63	50	1	0-5	--			++	++	o	++	++
NOR0107	Land at Bartram Mowers Site, Bluebell Road	Potential Development Site	76	1.51	50	2	0-5	--	++	++	++	++	++	++	++
NOR0108	58-60 Mousehold Lane	Potential Development Site	41	0.82	50	1	0-5	o			++	++	o	++	++
NOR0110	Baltic House, Mountergate	Plan Allocation	35	0.35	100	1	0-5	++			o	+	++	++	o
NOR0112	Sites at Mountergate adjoining and to the south of Hotel Nelson	Plan Allocation	156	1.58	100	4	0-5	++			++	+	++	++	o
NOR0114	Lakenham Sports Club	Potential Development Site	208	4.15	50	5	0-5	--	++	++	++	++	++	o	++
NOR0115	131-141 Dereham Road and 15 Old Palace Road	Potential Development Site	18	0.36	50	1	0-5	o			o	++	++	++	++
NOR0116	Chantry Car Park, Theatre Street	Potential Development Site	24	0.24	100	1	0-5	o			o	+	++	++	o
NOR0117	City Hall Car Park, St Giles Street	Potential Development Site	33	0.33							o	+	++	++	o
NOR0118	Westwick Street Car Park	Potential Development Site	24	0.24	100	1	0-5	o			o	+	++	++	o
NOR0121	Rouen Road Car Park	Potential Development Site	39	0.39	100	1	0-5	o			++	+	++	o	o
NOR0123	238-244 Bowthorpe Road and 1 Guardian Road	With Planning Permission	21	0.23		1	0-5	++				++	o		++
NOR0124	Site of former Earl of Leicester PH, 238a Dereham Road	With Planning Permission	12	0.14		1	0-5	++				++	++		++
NOR0125	Cumberland Hotel, 212-216 Thorpe Road	Potential Development Site	22	0.22	100	1	0-5	o			o	++	++	++	++
NOR0126	60 St Faiths Lane	Site Complete	0	0.17		1	0-5	++				+	o		o
NOR0128	RAF Officers' Married Quarters, Dowding Road	Application Pending	51	5.92		2	0-5	--			o	++	++	++	++
NOR0129	Site at Muspole Street	Plan Allocation	44	0.44	100	1	0-5	++			o	+	++	++	o

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NOR0130	Three Score Village	Resolution to Grant	1200	33		8	6-10	++				++	++		++
NOR0132	92-98 Westwick Street	Potential Development Site	39	0.39	100	1	0-5	o			o	+	++	o	o
NOR0134	Aldwych House, Bethel Street	Potential Development Site	8	0.08	100	1	0-5	o			++	+	++	++	o
NOR0135	Picture House Court, 557 Dereham Road	Site Complete	0	0.26					++	-		++	o		++
NOR0136	Ailwyn Hall, Lower Clarence Road	With Planning Permission	21	0.11		1	0-5	++				+	++		++
NOR0137	Hewitt Yard, Hall Road	Potential Development Site	23	0.45	50	1	0-5	o			o	++	++	++	++
NOR0138	Bowers Avenue/Eustace Road Garage Courts	Potential Development Site	12	0.24	50	1	0-5	o			++	++	++	++	++
NOR0139	60-70 Ber Street	Plan Allocation	19	0.19	100	1	0-5	++			o	+	++	++	o
NOR0140	24-36 & 38-42 Rose Lane	With Planning Permission	24	0.13		1	0-5	++				+	o		o
NOR0141	Bulsare Warehouse Site	Plan Allocation	11	0.11	100	1	0-5	++			++	+	++	++	o
NOR0142	Land west of Bluebell Road	Plan Allocation	382	7.65	50	1	0-5	--	++	++	o	++	++	++	++
NOR0143	Land adjacent to and including 349a and 349b Dereham Road	Resolution to Grant	31	0.61		1	0-5	++				++	o		++

Sites that are under construction	Score	Value
Sites that are not suitable (e.g. complete, identified for a different use through or failing a critical suitability criteria)	--	1
Missing Values/Proxy Assumption Based Score	-	2
Sites with Planning Permission	0	3
Sites with Planning Application Currently Pending	+	4
	++	5

Site Information						Build Factors			Site		Market Factors		Cost Factors		
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SNC0001	Costessey, Riverside Land	Potential Development Site	368	12.27	30	4	0-5	0	++	++	++	++	++	--	--
SNC0002	Costessey, land off Longwater Lane	Potential Development Site	824	27.47	30	6	6-10	0	++	++	++	++	++	--	--
SNC0003	Costessey, land @ 10 Longwater Lane	Potential Development Site	78	1.96	40	2	0-5	0	++	++	++	++	++	--	--
SNC0004	Costessey, land behind 12 Longwater Lane	Potential Development Site	110	2.75	40	3	0-5	0	++	++	++	++	++	--	--
SNC0005	Costessey, land at Townhouse Road	Potential Development Site	480	16	30	5	0-5	0	++	++	0	++	++	--	--
SNC0006	Costessey, land at Longwater Employment Area, Willia	Potential Development Site	230	5.77	40	5	0-5	0			--	++	0	--	--
SNC0007	Costessey, south of Lodge Farm	Potential Development Site	96	2.4	40	2	0-5	0			--	++	++	--	--
SNC0008	Costessey, Longwater Lane	Potential Development Site	203	5.08	40	5	0-5	0	++	++	0	++	++	--	--
SNC0010	Costessey, Townhouse Road	Potential Development Site	195	4.88	40	4	0-5	0		++	0	++	++	--	--
SNC0011	Costessey, land opp Church Farm, The Street	Potential Development Site	231	5.78	40	5	0-5	0	++	++	--	++	++	--	--
SNC0012	Costessey, Busseys Land, Townhouse Road	Potential Development Site	186	4.66	40	4	0-5	0	++	++	--	++	++	--	--
SNC0013	Costessey, land at Church Farm, The Street	Potential Development Site	60	1.51	40								++	--	--
SNC0014	Costessey, west of Lodge Farm	Potential Development Site	1042	34.75	30	7	6-10	0	++	++	0	++	++	--	--
SNC0015	Costessey, land off Hall Drive, east of Longwater Lane	Potential Development Site	334	8.36	40	4	0-5	0			0	++	++	--	--
SNC0016	Costessey, land at Longwater Employment Area	Potential Development Site	282	7.06	40	3	0-5	0			0	++	--	--	--
SNC0017	Costessey, land of Windmill lane/Folgate Lane	Potential Development Site	484	12.11	40	5	0-5	0	0	++	--	++	++	--	--
SNC0018	Costessey, Ringland	Potential Development Site	108	2.7	40	3	0-5	0			--	++	++	--	--
SNC0019	Costessey, Bawburgh Lane/Long Lane	Potential Development Site	1201	40.06	30	9	6-10	0	++	++	0	++	++	--	--
SNC0020	Costessey, Town House Road	Potential Development Site	130	3.27	40	3	0-5	0	++	++	++	++	++	--	--
SNC0021	Costessey, Roundwell Works, Dereham Road	Plan Allocation	46	1.15	40	1	0-5	++	++	++	++	++	++	--	--
SNC0022	Costessey, land between Ringland Lane & Brickfield L	Potential Development Site	248	6.2	40	5	0-5	0			--	++	++	--	--
SNC0023	Costessey, land off Windmill Lane	Potential Development Site	130	3.26	40	3	0-5	0			--	++	++	--	--
SNC0024	Costessey, land off Townhouse Road adj Kendore	Potential Development Site	73	1.83	40	2	0-5	0			--	++	++	--	--
SNC0025	Costessey, Land north of the River Tud, SNLP Housing	Under Construction	871	48.29	18	10	6-10	0				++	++	--	--
SNC0026	Costessey, Lodge Farm, Dereham Road, SNLP Housi	Site Under Construction	411	18.05	23							++	++	--	--
SNC0027	Cringleford, Land between Cantley Lane and A11	Potential Development Site	334	18.66	40	4	0-5	0	0	++	0	++	++	--	++
SNC0028	Cringleford, Cringlewood Wood	Potential Development Site	109	17.13	40	3	0-5	0	++	++	--	++	++	0	++
SNC0029	Cringleford, land north of Thickthorn junction	Potential Development Site	326	8.15	40	4	0-5	0	++	++	0	++	++	--	++
SNC0030	Cringleford, land south of Cantley Lane	Potential Development Site	377	9.44	40	4	0-5	0	++	++	0	++	++	--	++

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SNC0031	Cringleford, land at Colney Lane	Potential Development Site	1597	53.25	30	11	11+	o	++	++	o	++	++	--	++
SNC0032	Cringleford, keswick road	Potential Development Site	71	1.78	40	2	0-5	o		++	o	++	++	++	++
SNC0033	Cringleford, Land north of A11, SNLP Housing Allocation	Under Construction	709	36.44	19	5	0-5	o				++	++		++
SNC0034	Diss, Former Infant School, The Causeway	Potential Development Site	7	0.21	35	1	0-5	o			++	+	++	++	o
SNC0035	Diss, Frenze Hall Lane	Plan Allocation	105	3.47	30	3	0-5	o			o	+	++	--	o
SNC0036	Diss, Heywoods Grange, Burston Road	Potential Development Site	73	2.1	35	2	0-5	o			o	+	++	--	o
SNC0037	Diss, Off Park Road	Potential Development Site	161	4.6	35				o	++	++	+	++	o	o
SNC0038	Diss, Land at Cemetery Field, Heywood Road	Potential Development Site	107	3.07	35	3	0-5	o		++	o	+	++	--	o
SNC0039	Diss, Land at Frenze Hall Lane	Potential Development Site	156	4.47	35	4	0-5	o			++	+	++	--	o
SNC0040	Diss, Land off Mount Street	Potential Development Site	12	0.32	40	1	0-5	--		++	++	+	o	++	o
SNC0041	Diss, Land south of Walcott Hall	Potential Development Site	140	4.02	35	3	0-5	o		++	++	+	++	--	o
SNC0042	Diss, Land at Walcott Road	Potential Development Site	505	14.45	40	4	0-5	--		++	++	+	++	--	o
SNC0043	Diss, Land at Rose Lane	Potential Development Site	7	0.2	35	1	0-5	o		++	++	+	++	++	o
SNC0044	Diss, Land adj Willowdene, off Shelfanger Road	Potential Development Site	166	4.75	35	4	0-5	o			++	+	++	--	o
SNC0045	Diss, Land at Sandy Lane, North of Diss Business Park	Potential Development Site	147	4.22	35	3	0-5	o			++	+	++	--	o
SNC0046	Diss, Factory Lane, Roydon	Potential Development Site	57	1.64	35	2	0-5	o		++	++	+	++	--	o
SNC0047	Diss, Shelfanger Road, Roydon	Potential Development Site	59	1.7	35	2	0-5	o			++	+	++	--	o
SNC0048	Diss, Land off Louies Lane, Roydon	Potential Development Site	215	6.16	35	5	0-5	o	++	++	++	+	++	--	o
SNC0049	Diss, Land off Walcott Road	Potential Development Site	144	4.12	35	3	0-5	--		++	++	+	++	--	o
SNC0050	Diss, Haulage Depot, Victoria Road	Potential Development Site	43	1.24	35	1	0-5	o		++	++	+	o	++	o
SNC0051	Diss, Feather Factory, Park Road	Potential Development Site	56	1.62	35	2	0-5	o	++	o	o	+	o	o	o
SNC0052	Diss, Hamlins Electronics	Plan Allocation	53	1.54	35	2	0-5	--			o	+	o	o	o
SNC0053	Diss, Land off Factory Lane	Planning Permission recently	0	2.22	0			o			++	+	++	--	o
SNC0054	Diss, Land north of Denmark Lane	Potential Development Site	238	7.93	30	5	0-5	o			++	+	++	--	o
SNC0055	Diss, Land between Denmark Lane & A1066	Potential Development Site	57	1.64	35	2	0-5	o	++	++	++	+	++	--	o
SNC0056	Diss, Land off A1066	Potential Development Site	133	4.45	30	3	0-5	o			++	+	++	--	o
SNC0057	Diss, Land at Brewers Green Lane	Potential Development Site	52	1.49	35	2	0-5	o			++	+	++	--	o
SNC0059	Diss, Land at Mission Road/Sandy Lane, SNLP Mixed	Under Construction	10	4.9	2							+	++		o
SNC0060	Harleston, Land at Station Road (Whurrs Pullett)	Potential Development Site	25	0.72	25	1	0-5	o			++	+	++	++	--
SNC0062	Harleston, Land at Starston Road	Potential Development Site	152	4.36	35	4	0-5	o	++	++	++	+	++	--	--
SNC0063	Harleston, land at Mendham Lane	Potential Development Site	182	5.2	35	4	0-5	o	++	++	o	+	++	--	--
SNC0064	Harleston, Jays Green	Potential Development Site	128	3.66	35	3	0-5	--	++	++	++	+	++	--	--
SNC0065	Harleston, Rushall Road	Potential Development Site	43	1.24	35	1	0-5	o	++	++	++	+	++	--	--
SNC0066	Harleston, Mendham Lane	Plan Allocation	136	3.9	35	3	0-5	++	++	++	++	+	++	--	--
SNC0067	Harleston, Mendham Lane	Potential Development Site	98	2.82	35	2	0-5	o	-	++	++	+	++	--	--
SNC0068	Harleston, Shofford Road	Potential Development Site	266	7.6	35	3	0-5	o	-	++	++	+	++	--	--
SNC0069	Harleston, Land to North of needham Road	Potential Development Site	196	5.6	35	4	0-5	o	++	++	++	+	++	o	--
SNC0070	Harleston, Land between Spirketts Lane/A143	Potential Development Site	313	8.97	35	4	0-5	o			++	+	++	--	--

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SNC0071	Harleston, land off Spirketts Lane(South of Ind Est)	Potential Development Site	172	4.94	35	4	0-5	o			o	+	++	o	--
SNC0072	Harleston, Mendham Lane	Potential Development Site	93	2.66	35	2	0-5	o			++	+	++	--	--
SNC0073	Harleston, land off Redenhall Road	Potential Development Site	156	4.47	35	4	0-5	o			++	+	++	--	--
SNC0074	Harleston, land between Bunns Lane and Rushall Road	Potential Development Site	124	3.55	35	3	0-5	o			++	+	++	--	--
SNC0075	Harleston, land between B1134 and Bunns Lane	Potential Development Site	133	3.82	35	3	0-5	o			++	+	++	--	--
SNC0076	Harleston, Spirketts Lane, SNLP Employment Allocation	Plan Allocation	128	3.65	35	3	0-5	--	++	++	++	+	++	--	--
SNC0077	Harleston, South of Limes Close, SNLP Housing Allocation	Plan Allocation	40	1.15	35	1	0-5	++	++	++	++	+	++	o	--
SNC0078	Harleston, Land off Mendham Lane	With Planning permission	206	4.56	45	5	0-5	++				+	++		--
SNC0079	Harleston, Whartons Nurseries, Station Road	Under Construction	65	1.89	34							+	++		--
SNC0080	Hethersett, Land off New Road	Potential Development Site	142	4.74	30	3	0-5	o	++	++	o	++	++	--	++
SNC0081	Hethersett, Beech Grove Farm	Potential Development Site	31	1.05	30	1	0-5	--	++	++	++	++	++	++	++
SNC0082	Hethersett, Land between Hethersett and Little Melton	Potential Development Site	6508	260.32	25	44	11+	o	-	++	++	++	++	--	++
SNC0083	Hethersett, Land between Hethersett and A11/railway	Potential Development Site	7519	300.76	25				-	++	o	++	++	--	++
SNC0084	Hethersett, New Road/Great Melton Rd	Potential Development Site	174	5.83	30	4	0-5	o		++	++	++	++	--	++
SNC0085	Hethersett, land off New Road(to the rear of the crescent)	Potential Development Site	261	8.7	30	3	0-5	o	++	--	o	++	++	--	++
SNC0086	Hethersett, School grounds ADJ to Primary School	Potential Development Site	34	1.14	30	1	0-5	o	++	++	++	++	++	++	++
SNC0087	Hethersett, Land at Grove Road	Potential Development Site	66	2.22	30	2	0-5	o			++	++	++	--	++
SNC0088	Hethersett, land at Great Melton Road	Under Construction	18	0.76	24							++	++	--	++
SNC0089	Hethersett, land R/O Elkes Farm, New Road	Potential Development Site	221	7.39	30	5	0-5	o			o	++	++	--	++
SNC0090	Hethersett, Land at Myrtle Road	Site Complete	0	2.98	0							++	++	--	++
SNC0097	Hingham, land at Moor Road	Potential Development Site	53	1.77	30	2	0-5	+	++	++	++	++	++	++	o
SNC0098	Hingham, land at Seamere Road	Potential Development Site	516	17.23	30	4	0-5	o	++	++	++	++	++	o	o
SNC0099	Hingham, Watton Road	Potential Development Site	98	3.28	30	2	0-5	o			++	++	++	o	o
SNC0100	Hingham, Hall Moor Road	Potential Development Site	79	2.64	30	2	0-5	o		++	++	++	++	++	o
SNC0101	Hingham, Hardingham Road	Potential Development Site	78	2.63	30	2	0-5	o	++	++	o	++	++	--	o
SNC0102	Hingham, Attleborough Road	Potential Development Site	125	4.19	30	3	0-5	o	++	++	++	++	++	--	o
SNC0103	Hingham, Norwich Road/Seamere Road	Potential Development Site	403	13.44	30	5	0-5	o			--	++	++	--	o
SNC0104	Hingham, Norwich Road (Adj Cranvilla)	Potential Development Site	168	5.62	30	4	0-5	o			o	++	++	--	o
SNC0105	Hingham, East side of Attleborough Road	Potential Development Site	348	11.62	30	4	0-5	o			++	++	++	--	o
SNC0106	Hingham, Norwich Road, Adj employment allocation	Potential Development Site	154	5.16	30	4	0-5	o			o	++	++	o	o
SNC0107	Hingham, Hardingham Road (Adj No: 49)	Potential Development Site	89	2.97	30	2	0-5	o			o	++	++	--	o
SNC0108	Loddon, land off Garden Court	Potential Development Site	7	0.22	35	1	0-5	o			++	++	++	++	++
SNC0109	Loddon, Ex-Press plastic site	Outline Planning Permission	116	0.59	197	3	0-5	++				++	o		++
SNC0110	Loddon, land north of George Lane	Potential Development Site	445	14.84	30	5	0-5	o	++	++	o	++	++	--	++
SNC0111	Loddon, 23 Norton Road	Potential Development Site	78	2.23	35	2	0-5	o	++	o	++	++	++	--	++
SNC0112	Loddon, land at Beccles Road	Potential Development Site	252	7.2	35	3	0-5	o		++	o	++	++	o	++
SNC0113	Loddon, land between Norton Road and Pyes Mill Road	Potential Development Site	91	2.62	35	2	0-5	o			++	++	++	--	++
SNC0114	Loddon, land off Norton Road	Potential Development Site	123	3.53	35	3	0-5	o			++	++	++	o	++

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SNC0115	Loddon, land off Beccles Road	Potential Development Site	250	7.17	35	3	0-5	o			o	++	++	o	++
SNC0116	Loddon, Land East of Low Bungay Road, SNP Employ	Potential Development Site	241	6.89	35	5	0-5	--	++	++	++	++	++	--	++
SNC0117	Long Stratton, land off Francis Road	Potential Development Site	7	0.24	30	1	0-5	o	++	++	++	+	++	++	o
SNC0118	Long Stratton, land R/O Cygnet House, Swan Lane	Potential Development Site	29	0.97	30	1	0-5	o	++	++	++	+	++	--	o
SNC0119	Long Stratton, St Marys Road	Potential Development Site	108	3.61	30	3	0-5	o	++	++	o	+	++	--	o
SNC0120	Long Stratton, land off St Michaels Road	Potential Development Site	303	10.13	30	4	0-5	o		++	++	+	++	--	o
SNC0121	Long Stratton, land off Flowerpot Lane	Potential Development Site	81	2.71	30	2	0-5	o	o	++	++	+	++	--	o
SNC0122	Long Stratton, land Adj Churchfields Road	Potential Development Site	255	8.5	30	3	0-5	o			++	+	++	--	o
SNC0123	Long Stratton, Chequers Road (Tharston)	Potential Development Site	133	4.44	30	3	0-5	o		++	o	+	++	--	o
SNC0124	Long Stratton, Flowerpot Lane next to Ind Est	Potential Development Site	52	1.76	30	2	0-5	o		++	o	+	++	--	o
SNC0125	Long Stratton, Flowerpot Lane, north of Ind Est	Potential Development Site	110	3.68	30	3	0-5	o			o	+	++	--	o
SNC0126	Long Stratton, sit off A140, North of St Michaels Road	Potential Development Site	99	3.31	30	2	0-5	o			++	+	++	--	o
SNC0127	Long Stratton, east of A140, south of Church Lane	Potential Development Site	393	13.1	30	4	0-5	o			++	+	++	--	o
SNC0128	Long Stratton, South of Star Lane	Potential Development Site	141	4.71	30	3	0-5	o			++	+	++	--	o
SNC0129	Long Stratton, land north of Hall Lane	Potential Development Site	82	2.76	30				o	++	++	+	++	--	o
SNC0130	Long Stratton, land south of Hall Lane	Potential Development Site	125	4.17	30	3	0-5	o			++	+	++	--	o
SNC0131	Long Stratton, land west of A140, south of Limetree Av	Potential Development Site	107	3.59	30	3	0-5	o			++	+	++	--	o
SNC0132	Long Stratton, land west of Limetree Avenue	Potential Development Site	216	7.21	30	5	0-5	o			++	+	++	--	o
SNC0133	Long Stratton, Ipswich Road, SNLP Employment Alloc	Plan Allocation	119	3.97	30	3	0-5	--			o	+	o	--	o
SNC0134	Long Stratton, Lime Tree Avenue, SNLP Housing Alloc	Under Construction	56	1.91		2	0-5	++				+	++		o
SNC0135	Mulbarton, Orchard adj to Paddock Farm	Potential Development Site	78	2.6	30	2	0-5	o		++	++	++	++	o	--
SNC0136	Mulbarton, East Carleton Road	Potential Development Site	32	1.05	30	1	0-5	o	++	++	++	++	++	o	--
SNC0137	Mulbarton, East of B1113	Potential Development Site	403	13.44	30				++	++	o	++	++	--	--
SNC0138	Mulbarton, adj to The Common/land at Richmond Lodg	Potential Development Site	56	1.87	30	2	0-5	o		++	++	++	++	--	--
SNC0139	Mulbarton, land off Rectory Lane	Potential Development Site	135	4.53	30	3	0-5	o	++	++	++	++	++	--	--
SNC0140	Mulbarton, land between Rectory Lane & The Rosery	Potential Development Site	393	13.1	30	4	0-5	o	++	++	++	++	++	--	--
SNC0141	Mulbarton, Land off The Rosery	Potential Development Site	174	5.8	30	4	0-5	o			++	++	++	--	--
SNC0142	Mulbarton, Land between B1113 & Cuckoofield Lane	Potential Development Site	248	8.29	30	5	0-5	o			++	++	++	--	--
SNC0143	Mulbarton, land off Norwich Road, between Halthouse	Potential Development Site	42	1.43	30	1	0-5	o			++	++	++	o	--
SNC0144	Mulbarton, Land at Cuckoofield Lane	Under Construction	86	15.42	6				++	++		++	++		--
SNC0145	Poringland, plot between 23 & 27 Caistor Lane	Potential Development Site	163	5.44	30	4	0-5	o			o	++	++	--	++
SNC0146	Poringland, plot adj to 55 Stoke Road	Potential Development Site	129	4.32	30	3	0-5	o			o	++	++	o	++
SNC0147	Poringland, plot on corner of Hall Road & Long Road	With Planning permission	21	0.5		1	0-5	++	++	++		++	++		++
SNC0148	Poringland, land at Norwich/Bungay Road	Potential Development Site	52	1.74	30	2	0-5	o		++	o	++	++	++	++
SNC0149	Poringland, land at Bungay road/Wash Lane	Potential Development Site	165	5.5	30	4	0-5	o	++	++	++	++	++	o	++
SNC0150	Poringland, The Ridings	Potential Development Site	36	1.2	30	1	0-5	o	++	++	o	++	++	--	++
SNC0151	Poringland, West Green Farm, Shotesham Road	Potential Development Site	241	8.05	30	5	0-5	o			++	++	++	--	++
SNC0152	Poringland, Heath Farm	Potential Development Site	456	15.21	30	5	0-5	o	-	++	o	++	++	o	++

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SNC0153	Poringland, land north of Heath Loke Farm	Potential Development Site	138	4.61	30	3	0-5	o	++	++	o	++	++	--	++
SNC0154	Poringland, land at Heath Loke Farm (POR 10/LDF 50	Potential Development Site	134	4.49	30	3	0-5	o	++	++	o	++	++	--	++
SNC0155	Poringland, north of Burgate Lane, opp Brooks Meado	Potential Development Site	102	3.42	30	3	0-5	o	++	++	--	++	++	--	++
SNC0156	Poringland, Hall Road	Potential Development Site	41	1.37	30	1	0-5	o	++	++	--	++	++	++	++
SNC0157	Poringland, Oaklands Farm, land at Pigot Lane/Long F	Potential Development Site	747	29.27	30	5	0-5	o	++	++	o	++	++	--	++
SNC0158	Poringland, land off B1332, opp The Ramblers	Potential Development Site	80	2.69	30	2	0-5	o			o	++	++	o	++
SNC0159	Poringland, land off Chandler Road	Potential Development Site	92	3.09	30	2	0-5	o			--	++	++	--	++
SNC0160	Poringland, land behind Poringland Road & Brickle Lok	Potential Development Site	101	3.38	30	3	0-5	o	++	++	o	++	++	--	++
SNC0161	Poringland, site off Howe Lane	Potential Development Site	289	9.66	30	3	0-5	o			++	++	++	--	++
SNC0162	Poringland, land off Burgate Lane	Potential Development Site	277	9.24	30	3	0-5	o			--	++	++	--	++
SNC0163	Poringland, land off Carr Lane & Shotesham Road	Potential Development Site	450	15	30	3	0-5	o			++	++	++	--	++
SNC0164	Poringland, West of B1332, SNLP Housing Allocation	Plan Allocation	333	11.1	30	3	0-5	++			++	++	++	--	++
SNC0165	Trowse, White Horse Lane	Potential Development Site	192	4.8	40	4	0-5	o	++	++	o	++	++	o	++
SNC0166	Trowse, Land adj Allotment Gardens, White Horse Lar	Potential Development Site	46	1.16	40	1	0-5	o	++	++	++	++	++	o	++
SNC0167	Trowse, Land to the rear of SNLP Housing Allocation,	Potential Development Site	214	5.36	40	5	0-5	o			o	++	++	o	++
SNC0168	Wymondham, Millestone Farm, Norwich Road	Potential Development Site	94	2.71	35	2	0-5	o			++	++	++	--	++
SNC0169	Wymondham, Land at Right Up Lane	Planning Application Pending	833	33.33	25	6	6-10	o		++	o	++	o	--	++
SNC0170	Wymondham, Silfield Road Gravel Pit	Planning Application Pending	48	1.38	35	1	0-5	--	++	++	++	++	++	--	++
SNC0171	Wymondham, Strayground Lane	Potential Development Site	193	5.54	35	4	0-5	o		++	++	++	++	--	++
SNC0172	Wymondham, RightUp Lane	Planning Application Pending	420	12.02	35	5	0-5	o	++	++	o	++	++	--	++
SNC0173	Wymondham, Land opposite Norwich Common	Potential Development Site	348	9.95	35	4	0-5	o	++	++	o	++	++	--	++
SNC0174	Wymondham, Land off Chapel Lane	Potential Development Site	185	5.31	35	4	0-5	o	++	++	o	++	++	--	++
SNC0175	Wymondham, Gunvil Hall, London Road/Suton Lane	Potential Development Site	1728	69.15	25	12	11+	o	++	++	++	++	++	--	++
SNC0176	Wymondham, Land at Silfield Road (East)	Planning Application Pending	1176	47.05	25	8	6-10	o		++	o	++	++	--	++
SNC0177	Wymondham, Land west of Silfield Road	Planning Application Pending	1183	47.34	25	8	6-10	o	++	++	o	++	++	--	++
SNC0178	Wymondham, Tuttlles Lane	Potential Development Site	212	6.06	35	5	0-5	o	++	++	++	++	++	--	++
SNC0179	Wymondham, Friarscroft Lane Allotment Gardens	Potential Development Site	53	1.52	35	2	0-5	o	++	++	++	++	++	++	++
SNC0180	Wymondham, Suton Lane	Potential Development Site	303	8.67	35	4	0-5	o			o	++	++	--	++
SNC0181	Wymondham, South of Employment Land Silfield Road	Potential Development Site	242	6.92	35	5	0-5	o	++	++	o	++	++	--	++
SNC0182	Wymondham, Park Lane, Silfield	Planning Application Pending	116	3.34	35	3	0-5	o			++	++	++	--	++
SNC0183	Wymondham, Land at London Road	Potential Development Site	82	2.35	35	2	0-5	o	++	++	o	++	++	--	++
SNC0184	Wymondham, Preston Avenue	Potential Development Site	505	14.45	35	4	0-5	o	++	++	o	++	++	--	++
SNC0185	Wymondham, Bradmans Lane/Cavick Road	Potential Development Site	1126	45.05	25	8	6-10	o	++	++	--	++	++	--	++
SNC0186	Wymondham, Preston Avenue	Potential Development Site	403	16.15	25	5	0-5	o	++	++	++	++	++	--	++
SNC0187	Wymondham, Land at Norwich Common	Potential Development Site	423	12.09	35	5	0-5	o	++	++	++	++	++	--	++
SNC0188	Wymondham, Land at Morley Lane	Potential Development Site	824	32.97	25	6	6-10	o			--	++	++	--	++
SNC0189	Wymondham, North of Browick Road	Potential Development Site	397	11.35	35	4	0-5	o		++	o	++	++	--	++
SNC0190	Wymondham, South of Browick Road	Potential Development Site	385	11	35	4	0-5	--		++	o	++	++	--	++

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SNC0191	Wymondham, Land at Downham Grove	Potential Development Site	171	4.89	35	4	0-5	o		++	++	++	++	--	++
SNC0192	Wymondham, Land at Cavick Road	Potential Development Site	383	15.33	25	4	0-5	o	++	++	--	++	++	--	++
SNC0193	Wymondham, Land at Chapel Lane	Potential Development Site	51	1.48	35	2	0-5	o	++	++	--	++	++	--	++
SNC0194	Wymondham, Land at Abbey Cars, Harts Farm Road	Potential Development Site	7	0.2	35	1	0-5	o	++	++	++	++	o	++	++
SNC0195	Wymondham, Land at Norwich Common	Potential Development Site	52	1.49	35	2	0-5	o	++	++	++	++	++	o	++
SNC0196	Wymondham, Former Railway Yard East, RightUp Lane	Potential Development Site	8	0.25	35	1	0-5	o			o	++	o	++	++
SNC0197	Wymondham, Former Dairy Crest Site, Browick Road	Potential Development Site	11	0.33	35	1	0-5	o			++	++	o	++	++
SNC0198	Wymondham, Semmence Coaches Yard, Norwich Road	Potential Development Site	47	1.36	35	1	0-5	o			++	++	o	++	++
SNC0199	Wymondham, Railway land to the south of the station	Potential Development Site	8	0.23	35	1	0-5	o	++	++	o	++	o	++	++
SNC0200	Wymondham, Land north of Tuttlles Lane/East of Melton	Potential Development Site	1149	45.97	25	8	6-10	o			++	++	++	--	++
SNC0201	Wymondham, Land north of Tuttlles Lane, West of Melton	Potential Development Site	873	34.95	25	6	6-10	o			--	++	++	--	++
SNC0202	Wymondham, Land north of Tuttlles Lane/West of Barrington	Potential Development Site	672	26.88	25	5	0-5	o			--	++	++	--	++
SNC0203	Wymondham, Land off Chapel Lane	Potential Development Site	137	3.94	35	3	0-5	o	++	++	--	++	++	--	++
SNC0204	Wymondham, Land between A11 & railway line	Potential Development Site	725	29	25	5	0-5	o			o	++	++	--	++
SNC0205	Wymondham, Friarscroft Lane, SNLP Housing Allocation	Plan Allocation	29	0.84	35	1	0-5	++	++	++	++	++	++	++	++
SNC0206	Wymondham, Silfield Road/Right Up Lane, SNLP Housing Allocation	Planning Application Pending	67	1.92	35	2	0-5	++	++	++	++	++	++	o	++
SNC0207	Wymondham, Greenland Avenue	Under Construction	290	13.96	21						++	++	++	--	++
SNC0208	Poringland, West of B1332, SNLP Housing Allocation	(Part Complete - Potential Development Site)	249	8.3	30	5	0-5	++	++	++	++	++	++	--	++
SNC0209	Easton, Housing land put forward by Easton College	Potential Development Site	598	23.92	25	4	0-5	o	o	++	o	++	++	--	--
SNC0210	Easton, Housing land put forward by Easton College	Potential Development Site	535	21.4	25	4	0-5	o		++	++	++	++	--	--
SNC0211	Thickthorn Hethersett A11	Potential Development Site	3087	123.49	25	21	11+	o	++	++	o	++	++	--	++
SNC0212	Little Melton- adj Colney Training ground + A47	Potential Development Site	681	27.25	25	5	0-5	o	++	++	--	++	++	--	++
SNC0213	Little Melton South West of A47	Potential Development Site	366	14.67	25	4	0-5	o	++	++	o	++	++	--	++
SNC0214	Little Melton (north)	Potential Development Site	1362	54.48	25	10	6-10	o	++	++	o	++	++	--	++
SNC0215	Little Melton Gibbs Close	Potential Development Site	73	2.9	25			o	++	++	o	++	++	--	++
SNC0216	North East Wymondham	Potential Development Site	2951	118.06	25			o			o	++	++	--	++
SNC0217A	Mangreen New Settlement	Potential Development Site	9575	383.01	25	30	11+	o	o	++	--	++	o	--	--
SNC0217B	Mulbarton, Land to the East of Mulbarton	Potential Development Site	681	27.23	25			o			o	++	++	--	--
SNC0218	Costessey, Bridge Farm	Site Complete	0									++	++		--
SNC0219	Wymondham, Park Lane	Site Under Construction	24									++	++		++
SNC0220	Tharston, Saffron Barn, Swan Lane	With Planning permission	13			1	0-5	++				+	++		o
SNC0221	Costessey, Rear of 66-68 East Hills Road	Site Complete	0									++	o		--
SNC0222	Wymondham, Sale Ground, Cemetery Lane	With outline planning permission	53			2	0-5	++				++	o		++
SNC0223	Hethersett, Lyngate Farm, Lyngate Close	With Planning permission	19			1	0-5	++				++	++		++
SNC0225	Diss, Victoria Road	Site Under Construction	8									+	o		o
SNC0226	Hingham, Bell Meadow	Site Under Construction	31									++	++		o
SNC0227	Redenhall with Harleston, Badger Close	Site Complete	0									+	++		--
SNC0228	Diss, Rose Terrace, Rose Lane	Site Under Construction	14									+	o		o

Sites that are under construction	Score	Value
Sites that are not suitable (e.g. complete, identified for a different use through or failing a critical suitability criteria)	--	1
Missing Values/Proxy Assumption Based Score	-	2
Sites with Planning Permission	o	3
Resolution to Grant	+	4
	++	5

Site Information						Build Factors			Site		Market Factors		Cost Factors		
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BDC0001	Land at south South Walsham Road	Potential Development Site	411	13.7	30	5	0-5	o			++	++	++	--	o
BDC0002	Land at north of South Walsham Road	Potential Development Site	316	10.52	30	4	0-5	o			++	++	++	--	o
BDC0003	Land adjacent to Damgate Industrial Estate	Potential Development Site	82	2.73	30	2	0-5	o			o	++	++	--	o
BDC0004	Land at Carters Loke	Potential Development Site	266	8.87	30								++	--	o
BDC0005	Land south of Acle Station, Reedham Road	Plan Allocation	68	2.27	30	2	0-5	--			o	++	++	o	o
BDC0006	Land east of Beighton Road	Potential Development Site	291	9.69	30	3	0-5	o			o	++	++	--	o
BDC0007	Land off Mill Lane	Potential Development Site	159	5.28	30	4	0-5	o	++	++	++	++	++	o	o
BDC0008	Land adjacent to 27 South Walsham Road	Potential Development Site	13	0.32	41	1	0-5	o			o	++	++	++	o
BDC0009	Land east of Beighton Road	Potential Development Site	234	7.79	30	5	0-5	o			--	++	++	--	o
BDC0010	Land at south of Heydon Road	Potential Development Site	167	5.58	30	4	0-5	o			o	+	++	--	--
BDC0011	Land at west of Blickling Road	Potential Development Site	131	4.37	30	3	0-5	o			o	+	++	--	--
BDC0012	Land adjacent to Old Hall, Petersons Lane	Potential Development Site	259	8.64	30	3	0-5	o			o	+	++	--	--
BDC0013	Land at east of Cromer Road	Potential Development Site	195	6.5	30	4	0-5	o			o	+	++	--	--
BDC0014	land at Dunkirk Industrial Estate	Plan Allocation	34	1.12	30	1	0-5	--			--	+	o	--	--
BDC0015	land at Dunkirk Industrial Estate	Plan Allocation	96	3.21	30	2	0-5	--			--	+	++	o	--
BDC0016	Land at east of Aylsham High School	Plan Allocation	1088	36.19	30	7	5-10	--	++	++	o	+	++	--	--
BDC0017	Land at south of Hurgh Road	Potential Development Site	385	12.84	30	4	0-5	++			o	+	++	--	--
BDC0018	land adjacent to the Motel, Norwich Road	Potential Development Site	358	11.94	30	4	0-5	o	++	++	o	+	++	--	--
BDC0019	Land at west of Henry Page Road	Potential Development Site	629	21.04	30	5	0-5	o			o	+	++	--	--
BDC0020	Land at south of Marriott's Way	Potential Development Site	261	8.7	30	3	0-5	o			--	+	++	--	--
BDC0021	land between Green Lane and Marriott's Way	Potential Development Site	384	12.79	30	4	0-5	o			--	+	++	--	--
BDC0022	Auction Mart, Norwich Road	Potential Development Site	68	1.7	40	2	0-5	o			o	+	++	--	--
BDC0023	Norwich Road	Under Construction	16	0.28	57				++	++		+	++		--
BDC0024	Brewster Court, land at north of Yarmouth Road	Potential Development Site	296	9.88	30	3	0-5	o	++	++	o	++	++	--	++
BDC0025	land at east of Manor House, Wyngates	Potential Development Site	238	7.94	30	5	0-5	o	++	++	o	++	++	--	++
BDC0026	Land at North of Lingwood Road	Potential Development Site	549	18.31	30	4	0-5	o	++	++	o	++	++	--	++
BDC0027	land at south of Lingwood Road	Potential Development Site	1211	40.38	30	9	5-10	o	o	++	--	++	++	--	++
BDC0028	land at west of Braydeston Hall Lane	Potential Development Site	190	6.32	30	4	0-5	o	++	++	o	++	++	--	++
BDC0029	land adjacent to Manor Farm	Potential Development Site	1038	34.6	30	7	5-10	o			++	++	++	--	++

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BDC0030	The Lodge, Bullacebush Lane	Potential Development Site	77	2.56	30	2	0-5	o			o	++	++	--	++
BDC0031	Elm Farm Country House, Crown Road	Potential Development Site	982	32.73	30	7	5-10	o	o	++	++	++	++	--	++
BDC0032	land at north of Berryfields	Potential Development Site	438	14.6	30	5	0-5	o	++	++	--	++	++	--	++
BDC0033	land at Golf Links Road	Plan Allocation	258	8.58	30	3	0-5	--	++	++	++	++	++	--	++
BDC0034	land opposite St Michael's Church	Potential Development Site	754	25.12	30							++	++	--	++
BDC0035	land off Brecklands Road	Potential Development Site	430	14.35	30	5	0-5	o	++	++	o	++	++	++	++
BDC0036	land at south of Postwick Lane	Potential Development Site	154	5.15	30	4	0-5	o	++	o	--	++	++	--	++
BDC0037	The Manor House, North Street	Potential Development Site	137	3.43	40	3	0-5	o			o	++	++	++	++
BDC0038	Land at Wherry Loke	Potential Development Site	24	0.81	30						o	+	++	--	--
BDC0039	land off Beeston Lane	Potential Development Site	259	10.35	25	3	0-5	o	++	++	o	++	++	--	++
BDC0040	land off North Walsham Road	Potential Development Site	447	17.89	25	5	0-5	o	++	++	--	++	++	--	++
BDC0041	land off North Walsham Road	Potential Development Site	311	12.43	25	4	0-5	o	++	++	--	++	++	--	++
BDC0042	land at east of Church Lane	Potential Development Site	693	27.72	25	5	0-5	o	++	++	--	++	++	--	++
BDC0043	land at south of Beeston Lane	Potential Development Site	391	15.63	25							++	++	--	++
BDC0044	land at turning of Beeston Lane	Potential Development Site	172	6.89	25	4	0-5	o	++	++	o	++	++	--	++
BDC0045	land at east of North Walsham Road	Potential Development Site	468	18.71	25	5	0-5	o	++	++	--	++	++	--	++
BDC0046	land at north of Beeston Lane	Potential Development Site	2505	100.2	25	17		o	++	++	--	++	++	--	++
BDC0047	193 St Faith's Road	Potential Development Site	8	0.2	40	1	0-5	o			o	++	++	++	++
BDC0048	Repton House, Parkside Drive	Potential Development Site	20	0.5	40	1	0-5	o			o	++	++	++	++
BDC0049	land at north of Repton Avenue, St Faith's Road	Potential Development Site	456	15.19	30	5	0-5	o			o	++	++	--	++
BDC0050	land at east of St Faith Road	Potential Development Site	530	17.65	30	4	0-5	o			o	++	++	--	++
BDC0051	land at north of Desmond Drive, Spixworth Road	Potential Development Site	241	8.05	30	5	0-5	o			o	++	++	--	++
BDC0052	land at east of Rectory Road	Potential Development Site	81	2.7	30	2	0-5	o			o	+	++	--	o
BDC0053	land adj to Rectory Close, Rectory Road	Potential Development Site	161	5.35	30	4	0-5	o	o	++	o	+	++	o	o
BDC0054	land at north of Crostwick Lane	Potential Development Site	762	30.48	25							+	++	--	++
BDC0055	land adjacent to Drayton Grove, Drayton High Road	Potential Development Site	237	7.89	30	5	0-5	o	++	++	o	++	++	--	o
BDC0056	land adjacent to Fairview Close, Drayton High Road	Potential Development Site	81	2.71	30	2	0-5	o			o	++	++	--	o
BDC0057	Former Beech Works, Station Road	Potential Development Site	26	0.66	40	1	0-5	o			o	+	++	++	o
BDC0058	Garfield Farm and adjoining land	Potential Development Site	204	6.81	30							++	++	--	o
BDC0059	land off School Road, Drayton High Road	Potential Development Site	31	0.78	40	1	0-5	o			o	++	++	o	o
BDC0060	land adjacent to Costessey Lane	Potential Development Site	33	0.83	40	1	0-5	o			o	++	++	--	o
BDC0061	land adjacent to Drayton First School, Reepham Road	Potential Development Site	2899	96.64	30	20	11+	o			o	++	++	--	o
BDC0062	Old Hill & Canhams Hill, Hall Lane	Potential Development Site	495	16.49	30							++	++	--	o
BDC0063	Drayton Wood Residential Home, Drayton High Road	Potential Development Site	91	3.04	30							++	++	--	o
BDC0064	land adjacent to 3 Salhouse Road	Potential Development Site	63	2.11	30	2	0-5	o			o	++	++	++	++
BDC0065	Great & Little Plumstead hospital, Hospital Road	Part With PP - Part Potential	1467	29.74	49	10	6-10	++			o	++	++	--	++
BDC0066	land on the west of Great & Little Plumstead	Potential Development Site	7757	302.65	26	52	11+	o	++	++	--	++	++	--	++

Site Ref	Location	Planning Status	Capacity (Unconstrained or with planning permission)	Site Area	GNDP Density Multiplier	Number of Years to build	Build Time Period (Years)	Planning Factors	Ownership	Attitude to development	Location and Surroundings	Attractiveness of locality	Site Preparation Costs	Exceptional Highways works	Strategic Utilities Constraints
BDC0067	land adjacent to Heath Road	Potential Development Site	255	10.21	25	3	0-5	o			o	++	++	--	++
BDC0068	land adjacent to Rosebery Road, Church Road	Potential Development Site	1119	44.76	25	8	6-10	o			o	++	++	--	++
BDC0069	Land at Witton Lane, Church Road	Potential Development Site	402	16.07	25	5	0-5	o			--	++	++	--	++
BDC0070	land adjacent to Heath Close, Heath Lane	Potential Development Site	150	4.99	30	3	0-5	o			o	+	++	--	o
BDC0071	land adjacent to St Faith Close, Fakenham Road	Potential Development Site	67	2.24	30	2	0-5	o			o	+	++	--	o
BDC0072	the factory site in Norwich Road	Potential Development Site	105	3.52	30	3	0-5	--			o	++	++	o	o
BDC0073	Hellesdon Hospital site, Drayton High Road	Potential Development Site	947	23.68	40	7	6-10	--			o	++	o	--	o
BDC0074	land adjacent to Heather Avenue, Cromer Road	Potential Development Site	107	3.56	30	3	0-5	o			o	++	++	--	o
BDC0075	Golf Course at west of Drayton High Road	Potential Development Site	841	28.04	30	6	6-10	o	++	++	o	++	++	--	o
BDC0076	Golf course at east of Drayton High Road	Potential Development Site	606	20.2	30	5	0-5	o	++	++	o	++	++	--	o
BDC0077	land adjacent to Bush Road, Holt Road	Plan Allocation	631	21.02	30	5	0-5	--	++	++	o	++	++	--	o
BDC0078	Garage with the adjoining land (next to 166) Manor	Potential Development Site	47	1.57	30	1	0-5	o	++	++	o	++	++	++	o
BDC0079	land opposite The Warren, Manor Road	Potential Development Site	81	2.71	30	2	0-5	o	++	++	o	++	++	o	o
BDC0080	land adjacent to Mill Farm, Mill Lane	Potential Development Site	43	1.43	30	1	0-5	o	++	++	o	++	++	--	o
BDC0081	land at Calf Lane, Spixworth Road	Potential Development Site	80	2.66	30	2	0-5	o	++	++	o	++	++	--	o
BDC0082	land at south of Bullock Hill	Potential Development Site	461	15.37	30	5	0-5	o			o	++	++	--	o
BDC0083	land adjacent to West Farm, Blind Lane	Potential Development Site	766	25.53	30	6	6-10	o	++	++	o	++	++	--	o
BDC0084	Abbey Farm Commercial Park, Church Street	Plan Allocation Emp	136	4.6	30				++	-		++	++	++	o
BDC0085	Elm Farm Country House, Crown Road	Potential Development Site	35	0.87	40	1	0-5	o			o	++	++	++	o
BDC0086	land at the east of Old Norwich Road	Potential Development Site	353	11.75	30	4	0-5	o	++	++	o	++	++	--	o
BDC0087	land opposite Abbey Farm Commercial Park, West	Potential Development Site	950	31.65	30	7	6-10	o			o	++	++	--	o
BDC0088	land at the west of Marketfield Lane, Spixworth Road	Potential Development Site	790	26.35	30	6	6-10	o			o	++	++	--	o
BDC0089	land on the west of Manor Road	Potential Development Site	1444	54.99	25	10	6-10	o			++	++	++	--	o
BDC0090	Hill Top Farm, Church Street	Potential Development Site	59	1.95	30	2	0-5	o	++	++	o	++	++	--	o
BDC0091	west side of Blockworks and Timber Yard, Hosbeck	Plan Allocation	51	1.26	40	2	0-5	--			o	++	++	++	o
BDC0092	east side of Blockworks and Timber Yard, Hosbeck	Plan Allocation	36	0.89	40	1	0-5	--			o	++	++	++	o
BDC0093	land at south of Dog Lane	Potential Development Site	2764	92.14	30	19		o			o	++	++	--	o
BDC0094	land adjacent to Glebe Farm, Holt Road	Potential Development Site	193	6.44	30	4	0-5	o			o	++	++	--	o
BDC0095	land at the west of Holt Road	Potential Development Site	2102	70.06	30	15	11+	o			o	++	++	--	o
BDC0096	land at west of Reepham Road	Potential Development Site	685	22.83	30	5	0-5	o	++	++	o	++	++	--	o
BDC0097	land opposite Salle House, Wood Dalling Road	Potential Development Site	425	14.17	30	5	0-5	o	++	++	--	+	++	o	o
BDC0098	land at east of Wood Dalling Road	Potential Development Site	28	0.93	30	1	0-5	o	++	++	--	+	++	--	o
BDC0099	land at east of Cawston Road	Potential Development Site	374	12.46	30	4	0-5	o	++	++	--	+	++	o	o
BDC0100	land at Reepham Moor, Orchard Lane	Potential Development Site	218	7.26	30	5	0-5	o			--	+	++	--	o
BDC0101	land opposite to Moor House, Norwich Road	Potential Development Site	140	4.67	30							+	++	--	o
BDC0102	land adjacent to Oak Lodge, Whitwell Street	Potential Development Site	139	4.62	30	3	0-5	o			--	+	++	++	o
BDC0103	land next to Reepham County Primary School, Wh	Potential Development Site	53	1.76	30	2	0-5	o			--	+	++	--	o

Site Ref	Location	Planning Status	Capacity (Unconstrained or with planning permission)	Site Area	GNDP Density Multiplier	Number of Years to build	Build Time Period (Years)	Planning Factors	Ownership	Attitude to development	Location and Surroundings	Attractiveness of locality	Site Preparation Costs	Exceptional Highways works	Strategic Utilities Constraints
BDC0104	land between The Street and Mill Road	Potential Development Site	113	3.76	30	3	0-5	o			--	+	++	o	o
BDC0105	land between Mill Road and Whitwell Road	Potential Development Site	115	3.83	30	3	0-5	o			--	+	++	o	o
BDC0106	Land adjacent to Reepham High School, Whitwell	Potential Development Site	206	6.87	30	5	0-5	o	++	--	--	+	++	o	o
BDC0107	land adjacent to the cemetery, Park Lane	Potential Development Site	189	6.31	30	4	0-5	o	++	++	--	+	++	--	o
BDC0108	land adjacent to Blossom Barn, Dereham Road	Potential Development Site	27	0.9	30	1	0-5	o			--	+	++	--	o
BDC0109	land adjacent to Casu Park, Smuggler's Lane	Potential Development Site	229	7.63	30	5	0-5	o			--	+	++	--	o
BDC0110	land at Collers Way, Wood Dalling Road	Potential Development Site	37	1.24	30	1	0-5	o			--	+	++	++	o
BDC0111	Warehouse, Stony Lane	Potential Development Site	113	2.84	40	3	0-5	o			--	+	++	++	o
BDC0112	land at Crown Meadow, New Road	Site Complete	0	2.47	0				++	++	--	+	++	++	o
BDC0113	land at Canfor Road, Salhouse Road	Potential Development Site	106	3.55	30	3	0-5	o	++	++	o	++	++	++	o
BDC0114	Wood Green Industrial Eastate, Station Road	Potential Development Site	64	1.6	40	2	0-5	o			--	+	++	o	o
BDC0115	Salhouse Service Station, Mill Road	Potential Development Site	19	0.46	40	1	0-5	o			++	+	++	++	o
BDC0116	land adjacent to 68 Lower Street	Potential Development Site	39	1.3	30	1	0-5	o			o	+	++	++	o
BDC0117	land between Bell Lane and The Loke	Potential Development Site	1351	45.03	30	10	6-10	o			o	+	++	--	o
BDC0118	land at east of The Loke, Lower Street	Potential Development Site	138	4.6	30	3	0-5	o			o	+	++	o	o
BDC0119	land adjacent to Chapel Loke, Lower Street	Potential Development Site	354	11.79	30	4	0-5	o			o	+	++	++	o
BDC0120	land at east of Honeycombe Road, Norwich Road	Potential Development Site	571	19.03	30	4	0-5	o			o	+	++	--	o
BDC0121	land at west of Honeycombe Road, Norwich Road	Potential Development Site	556	18.54	30	4	0-5	o			++	+	++	--	o
BDC0122	111 Buxton Road	Potential Development Site	8	0.2	40	1	0-5	o			o	++	++	++	++
BDC0123	land at south of Quaker Lane, Buxton Road	Potential Development Site	1784	59.46	30	12	11+	o	o	o	--	++	++	--	++
BDC0124	land at south of Beeston Lane, Buxton Road	Potential Development Site	614	20.46	30	5	0-5	o	--	o	--	++	++	--	++
BDC0125	land at Arthurton Road	Potential Development Site	981	20.46	48	7	6-10	o	++	++	o	++	++	--	++
BDC0126	land at the west of Red Hall Farm, Buxton Road	Potential Development Site	811	27.04	30	6	6-10	o	++	++	--	++	++	--	++
BDC0127	land adjacent to Mountbatten Drive, White Women	Potential Development Site	545	18.18	30	4	0-5	o	++	++	o	++	++	--	++
BDC0128	309 Wroxham Road	Site Removed From SHLAA	11	0.36	31	1	0-5	o			o	++	++	++	++
BDC0129	Home Farm, Blue Boar Lane	Part Under Const - Part With	504	12.59	40	4	0-5	++				++	++	++	++
BDC0130	Blue Boar Garage, 261 Wroxham Road	Potential Development Site	11	0.37	30	1	0-5	o			o	++	++	++	++
BDC0131	land adjacent to Grange Farm Bungalow, Salhouse	Potential Development Site	341	11.3	30	4	0-5	o			o	++	++	--	++
BDC0132	132 Cannery Lane	Potential Development Site	21	0.53	40	1	0-5	o			o	++	++	++	++
BDC0133	land adjacent to Oak Lodge, North Walsham Road	Potential Development Site	322	10.75	30	4	0-5	o	++	o	o	++	++	--	++
BDC0134	land adjacent to Sprowston Park & Ride, Church L	Potential Development Site	763	25.4	30	6	6-10	--			o	++	++	--	++
BDC0135	land adjacent to White House Farm, Salhouse Road	Potential Development Site	3151	101.68	30	22	11+	o	++	++	--	++	++	--	++
BDC0136	land adjacent to Grange Cottage, Salhouse Road	Potential Development Site	360	12	30	4	0-5	o			o	++	++	--	++
BDC0137	Redmayne Field and Norwich Rugby Ground, North	Potential Development Site	588	19.59	30	4	0-5	o			o	++	++	--	++
BDC0138	land adjacent to Blue Boar Lane Sports Ground, Bl	Resolution to Grant	1233	19.01	39	4	0-5	++	++	++	o	++	++	--	++
BDC0139	land north of Boar Plantation, Blue Boar Lane	Resolution to Grant	0	12.65	0	4	0-5	++	++	++	o	++	++	--	++
BDC0140	land adjacent to the Georgian Leisure Club (Hotel)	Potential Development Site	138	4.61	30	3	0-5	o	++	++	o	++	++	--	++

Site Ref	Location	Planning Status	Capacity (Unconstrained or with planning permission)	Site Area	GNDP Density Multiplier	Number of Years to build	Build Time Period (Years)	Planning Factors	Ownership	Attitude to development	Location and Surroundings	Attractiveness of locality	Site Preparation Costs	Exceptional Highways works	Strategic Utilities Constraints
BDC0141	land opposite Norwich Rugby Ground, North Walsham	Potential Development Site	349	11.65	30	4	0-5	o	++	++	--	++	++	--	++
BDC0142	321 Fakenham Road	With Planning Permission	19	0.25	76	1	0-5	++			o	++	++	--	o
BDC0143	Land at Newman Road	Potential Development Site	50	1.67	30	1	0-5	o	++	++	o	++	++	--	o
BDC0144	land adjacent to 151 Taverham Road	Potential Development Site	17	0.42	40	1	0-5	o			o	++	++	--	o
BDC0145	105 Fakenham Road	Potential Development Site	19	0.48	40	1	0-5	o			o	++	++	--	o
BDC0146	land adjacent to The Warren, Reepham Road	Potential Development Site	1244	41.47	30	9	6-10	o	++	++	o	++	++	--	o
BDC0147	land at east of Breck Farm Bungalow, Breck Farm	Potential Development Site	300	10	30	3	0-5	o	++	++	o	++	++	--	o
BDC0148	Land at west of Breck Farm, Breck Farm Lane	Potential Development Site	1117	37.22	30	8	6-10	o	++	++	o	++	++	--	o
BDC0149	land at 1 High House, 28 South Avenue	Potential Development Site	20	0.49	40	1	0-5	o			o	++	++	++	++
BDC0150	10 South Avenue	Potential Development Site	48	1.2	40	1	0-5	o			o	++	++	++	++
BDC0151	Racecourse Plantation, Plumstead Road East	Potential Development Site	1694	56.47	30							++	++	--	++
BDC0152	Belmore Plantation, Plumstead Road East	Potential Development Site	526	17.53	30							++	++	--	++
BDC0153	Brown's Plantation, Pound Lane	Potential Development Site	255	8.48	30							++	++	--	++
BDC0154	Oasis Leisure Centre, Pound Lane	Potential Development Site	115	3.84	30	3	0-5	o	++	++	o	++	++	o	++
BDC0155	Pinebanks, Yarmouth Road	Potential Development Site	358	8.96	40	4	0-5	o	++	++	o	++	++	--	++
BDC0156	land at Griffin Lane, Yarmouth Road	Potential Development Site	206	6.87	30	5	0-5	o			o	++	++	--	++
BDC0157	land at east of Dussindale Drive	Plan Allocation	598	19.92	30	4	0-5	++	++	++	o	++	++	--	++
BDC0158	land adjacent to the east of Keys Drive, Norwich Road	Potential Development Site	470	15.65	30	5	0-5	o	++	++	o	+	++	--	o
BDC0159	land adjacent to 263 Norwich Road	Potential Development Site	219	7.29	30	5	0-5	o	++	++	o	+	++	--	o
BDC0160	Wroxham Football Ground and adjacent land, Norwich Road	Potential Development Site	299	9.96	30	3	0-5	o	++	++	o	+	++	o	o
BDC0161	land adjacent to Church Farm, Nobel Crescent	Potential Development Site	232	7.73	30	5	0-5	o	++	++	o	+	++	--	o
BDC0162	Land at Salhouse Road/Green Lane West Rackheath	Potential Development Site	527	17.57	30	4	0-5	o	++	++	o	++	++	--	o
BDC0163	Land at Salhouse Road/Green Lane East Rackheath	Potential Development Site	215	7.18	30	5	0-5	o	++	++	o	++	++	--	o
BDC0164	Former Rackheath Airfield	Potential Development Site	7911	263.7	30	53	11+	o	++	++	o	++	o	--	o
BDC0165	Land adjacent to Poplars Farm	Potential Development Site	331	11.03	30	4	0-5	o	++	++	o	++	++	++	o
BDC0166	Pinelands Industrial Estate, Holt Road	Potential Development Site	85	2.83	30	2	0-5	o	++	++	o	++	++	++	o
BDC0167	Rackheath: land off Green Lane West	Plan Allocation	58	1.92	30	2	0-5	++			o	++	++	o	o
BDC0168	Land south of Salhouse Road	Potential Development Site	199	6.64	30	4	0-5	o			o	++	++	++	++
BDC0169	Land at Sharps Hall Farm	Potential Development Site	1231	41.02	30	9	6-10	o			o	++	++	o	o
BDC0170	Littlewood House, School Road, Drayton	With Planning Permission	22								++	++	++	o	o
BDC0171	35 School Road & land rear of of 37 School Road	Potential Development Site	15	0.57	30			o			++	++	o	++	o

Appendix 8 Attractiveness of Location

1.71

This table has been derived from the Greater Norwich Housing Market Assessment (September 2007). The GNDP has agreed with this assessment of attractiveness.

Housing Market Area	Market Strength
Reepham	+
Aylsham	+
Wroxham	+
Norwich (excluding Norwich City Centre)	++
Norwich City Centre	+
Broads	0
Beccles / Bungay	+
Long Stratton	+
Harleston	+
Diss	+
Wymondham	++

Appendix 9 Strategic Utilities

Water Cycle Study - Implications

- 1.72 The Greater Norwich Water Cycle Study was produced on behalf of the GNDP in November 2007 to identify the existing constraints within the study area and estimated the growth potential under the existing conditions. The study analysed a number of potential growth areas in and around Norwich, with potential constraints identified as flood risk and hydrology; water resources and supply; wastewater drainage and treatment; and the environment.
- 1.73 The conclusions of this study have important implications for the cumulative suitability of the housing sites appraised. Key issues comprise the following:
- a **North East Sector of Greater Norwich in the vicinity of Rackheath:** The study states that up to **1,000** houses would be sustainable in this broad location without capacity enhancements to the Sewerage Treatment Works (STW). Given that there are some large sites proposed for this area, substantial mitigation measures may need to be introduced;
 - b **South Sector, in the vicinity of Swardeston:** As there is no spare capacity at the existing STW, the study concludes that there is no current growth potential in this locality. This would raise into question the viability of the large site at Swardeston, SNC0217.
 - c **West Sector, incorporating New Costessey:** there are significant flood risk issues, wastewater restrictions and technological modifications to Whittingham STW required for this area; **The study consequently recommends that no development should be located here.** This has important strategic implications for this SHLAA, as this could potentially result in the exclusion of some 16 sites in the New Costessey area.
 - d **North West Sector, incorporating Drayton:** the report states that technological modifications to the STW would be required to ensure that significant adverse environmental impacts did not occur, and limits future development to 1,000 homes. This could have an impact upon the SHLAA, given the substantial number of large sites proposed in Drayton.
 - e **Wymondham:** from a wastewater perspective, the study states that up to **4,000 dwellings** are possible for the village (see Infrastructure Need Study below).
 - f **Norwich City:** The study concludes that currently, **up to 1,000** additional houses could be accommodated in the City; consequently, further investigation and potential mitigative measures may need to be employed should a higher number of dwellings be proposed in the SHLAA.

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- g **Reepham:** Given the current STW limitations, the study states that **just 100 houses** would be possible at this location. As 15 sites have been proposed for Reepham, this capacity constraint could seriously constrain the achievability of these sites without substantial mitigation measures.
- h **Aylsham:** Due to STW limitations, the study concludes that **there is no current growth potential in Aylsham**. As 15 sites have been put forward as part of the SHLAA appraisal, substantive mitigation measures would need to be implemented for these sites to be considered deliverable and developable.
- i **Acle:** The study concludes that **up to 100 homes** would be acceptable in the town due to insufficient wastewater treatment capacity. Given that 9 housing sites have been proposed in Acle, it is unlikely that all could be delivered without suitable mitigation measures.
- j **Harleston:** The study concludes that there is **no potential for development** in the town unless there is significant investment in the water supply. As 18 housing sites have been proposed for Harleston, their deliverability and developability would be called into question without the necessary funding contributions and investment in water resources.

Appendix 10 Phasing of Sites

A:	Under Construction (Not Yet Complete) – Deliverable
B:	Planning Permission – Houses or small number of flats development – Deliverable
C:	A Resolution to Grant – Houses or small number of flats development – Deliverable
D:	Positive Ownership – No Negative Cost or Market Factors – Deliverable
E:	Positive Ownership – Single Negative Cost or Market Factors – No cumulative cost/market impacts – Deliverable
F:	Planning Permission – Large number of apartments/flats development i.e. no market for product – or other identified delaying factor – Developable
G:	A Resolution to Grant – Large number of apartments/flats development – or other identified delaying factor – Developable
H:	Neutral/Positive Ownership but currently identified as an unviable scheme or subject to delay – No Negative Cost/Market Factors or Single Negative that can be overcome – Developable
I:	No Ownership – No Negative Cost or Market Factors – Developable
J:	No Ownership – Single Negative Cost or Market Factor that can be overcome – Developable
K:	Positive/Neutral Ownership – Two Negative Cost Factors – Potential Issues – Developable
L:	No Ownership – Two Negative Cost Factors – Potential Issues – Developable
M:	Positive/Neutral Ownership – 3+ Negative Cost Factors – Cumulative Costs – Not Developable
N:	No Ownership – 3+ Negative Cost Factors – Cumulative Costs – Not Developable
O:	Negative Ownership – unlikely to be available – Not Developable
P:	Not Suitable/Site Complete – Not Developable

Site	NLP Site Classification	Dwelling Trajectory				Comments
		2009-2014	2015-2019	2020-2024	2024+	
NOR0001	A	41				
NOR0002	A	160				
NOR0040	A	70				
NOR0050	A	51				
NOR0063	A	11				
NOR0007	B	23				
NOR0027	B	12				
NOR0039	B	24				
NOR0057	B	34				
NOR0090	B	100	100			
NOR0091	B		With NOR0090			
NOR0092	B	15				
NOR0123	B	21				
NOR0003	C	78				
NOR0029	C	200				
NOR0077	C	16				
NOR0130	C	750	450			As per planning application phasing
NOR0143	C	31				
NOR0010	D	14				Current fire station use due to cease 2010/2011 subject to replacement facility
NOR0044	D	48				
NOR0107	D	76				NOR107 & NOR142 as joint site
NOR0114	D	208				
NOR0142	D	382				NOR107 & NOR142 as joint site
NOR0036	E	330	82			Owner suggests 2010-2015 delivery, subject to adjacent May Guerney site also coming forward
NOR0004	F		72			
NOR0009	F		17			
NOR0011	F		22			
NOR0014	F		437			
NOR0016	F		34			
NOR0032	F		280			
NOR0041	F		96			
NOR0051	F		20			
NOR0060	F		33			
NOR0073	F		21			
NOR0078	F		18			
NOR0082	F		24			
NOR0100	F		113			
NOR0124	F		12			
NOR0136	F		21			
NOR0140	F		24			
NOR0038	G		49			
NOR0081	G		198			
NOR0088	G		62			
NOR0012	H		194			
NOR0031	H		45			
NOR0033	H		176			
NOR0005	I		14			
NOR0006	I		71			
NOR0013	I		7			
NOR0015	I		27			
NOR0017	I		15			
NOR0018	I		39			
NOR0019	I		24			
NOR0020	I		46			
NOR0023	I		13			
NOR0025	I		87			
NOR0026	I		112			
NOR0030	I		50			
NOR0045	I		103			
NOR0046	I		24			
NOR0049	I		68			
NOR0053	I		23			
NOR0059	I		18			
NOR0061	I		16			
NOR0062	I		29			
NOR0064	I		30			
NOR0065	I		23			

Site	NLP Site Classification	2009-2014	2015-2019	2020-2024	2024+	Comments
NOR0066	I		69			
NOR0067	I		21			
NOR0068	I		48			
NOR0069	I		75			
NOR0071	I		49			
NOR0076	I		100			
NOR0080	I		50			
NOR0086	I		13			
NOR0093	I		48			
NOR0094	I		51			
NOR0095	I		47			
NOR0096	I		44			
NOR0097	I		69			
NOR0101	I		33			
NOR0102	I		111			
NOR0105	I		17			
NOR0106	I		32			
NOR0108	I		41			
NOR0110	I		35			
NOR0112	I		156			
NOR0115	I		18			
NOR0116	I		24			
NOR0118	I		24			
NOR0121	I		39			
NOR0125	I		22			
NOR0128	I		51			
NOR0129	I		44			
NOR0132	I		39			
NOR0134	I		8			
NOR0137	I		23			
NOR0138	I		12			
NOR0139	I		19			
NOR0141	I		11			
NOR0008	J		21			
NOR0021	J		96			
NOR0024	J		364			
NOR0034	J		344			
NOR0035	J		38			
NOR0037	J		261			
NOR0054	J		63			
NOR0072	J		113			
NOR0074	J		56			
NOR0089	J		175			
NOR0098	J		15			
NOR0099	J		30			
NOR0022	O					
NOR0028	O					
NOR0042	O					
NOR0043	O					
NOR0048	O					
NOR0047	P					
NOR0052	P					
NOR0055	P					
NOR0056	P					
NOR0058	P					
NOR0117	P					
NOR0126	P					
NOR0135	P					

Site	NLP Site Classification	Dwelling Trajectory				Comments
		2009-2014	2015-2019	2020-2024	2024+	
SNC0025	A	697	174			
SNC0026	A	411				
SNC0033	A	709				
SNC0059	A	10				
SNC0079	A	65				
SNC0088	A	18				
SNC0134	A	56				
SNC0144	A	86				
SNC0207	A	290				
SNC0219	A	24				
SNC0225	A	8				
SNC0226	A	31				
SNC0228	A	14				
SNC0078	B	206				
SNC0109	B	116				
SNC0147	B	21				
SNC0220	B	13				
SNC0222	B	53				
SNC0223	B	19				
SNC0081	D	31				
SNC0086	D	34				
SNC0097	D	53				
SNC0098	D	516				
SNC0117	D	7				
SNC0149	D	165				
SNC0165	D	192				
SNC0166	D	46				
SNC0179	D	53				With SNC0205
SNC0194	D	7				
SNC0195	D	52				
SNC0199	D	8				
SNC0205	D	29				With SNC0179
SNC0206	D	67				
SNC0027	E	334				Agricultural Tenancy with break for build - available now
SNC0028	E	109				
SNC0029	E	326				
SNC0030	E	377				
SNC0031	E	600	750	247		
SNC0048	E	215				
SNC0055	E	57				
SNC0069	E	196				
SNC0077	E	40				
SNC0080	E	142				
SNC0101	E	78				
SNC0102	E	125				
SNC0110	E	445				
SNC0116	E	241				Owner Developer identifies site is to be developed as mixed use with 75 dwellings as first part (rest as employment)
SNC0118	E	29				
SNC0119	E	108				
SNC0121	E	81				Agricultural Tenancy with break for build - available now
SNC0136	E	32				
SNC0150	E	36				
SNC0153	E	138				
SNC0154	E	134				
SNC0156	E	41				
SNC0157	E	374	373			
SNC0160	E	101				
SNC0170	E	21	27			Owner for part of site - with this part available immediately - rest has not been identified
SNC0172	E	420				Planning Application Pending (as part of 3000)
SNC0173	E	348				
SNC0174	E	185				
SNC0175	E	600	750	378		
SNC0177	E	600	583			Planning Application Pending (as part of 3000)
SNC0178	E	212				
SNC0181	E	242				
SNC0183	E	82				
SNC0184	E	505				
SNC0186	E	403				
SNC0187	E	423				
SNC0208	E	249				North part of site complete - south part potential development
SNC0211	E	600	750	750	987	
SNC0213	E	366				
SNC0214	E	600	750	12		

Site	NLP Site Classification	2009-2014	2015-2019	2020-2024	2024+	Comments
SNC0215	E	73				
SNC0051	H		56			
SNC0082	H		740	740	5028	
SNC0111	H		78			Owner identifies available in 5 years
SNC0152	H		456			
SNC0032	I		71			
SNC0034	I		7			
SNC0040	I		12			
SNC0043	I		7			
SNC0050	I		43			
SNC0052	I		53			
SNC0099	I		98			
SNC0100	I		79			
SNC0106	I		154			
SNC0108	I		7			
SNC0112	I		252			
SNC0114	I		123			
SNC0115	I		250			
SNC0146	I		129			
SNC0148	I		52			
SNC0158	I		80			
SNC0167	I		214			
SNC0196	I		8			
SNC0197	I		11			
SNC0198	I		47			
SNC0035	J		105			
SNC0036	J		73			
SNC0038	J		107			
SNC0039	J		156			
SNC0041	J		140			
SNC0042	J		505			
SNC0044	J		166			
SNC0045	J		147			
SNC0046	J		57			
SNC0047	J		59			
SNC0049	J		144			
SNC0054	J		238			
SNC0056	J		133			
SNC0057	J		52			
SNC0060	J		25			
SNC0071	J		172			
SNC0084	J		174			
SNC0087	J		66			
SNC0089	J		221			
SNC0104	J		168			
SNC0105	J		348			
SNC0107	J		89			
SNC0113	J		91			
SNC0120	J		303			
SNC0122	J		255			
SNC0123	J		133			
SNC0124	J		52			
SNC0125	J		110			
SNC0126	J		99			
SNC0127	J		393			
SNC0128	J		141			
SNC0130	J		125			
SNC0131	J		107			
SNC0132	J		216			
SNC0133	J		119			
SNC0135	J		78			
SNC0143	J		42			
SNC0145	J		163			
SNC0151	J		241			
SNC0161	J		289			
SNC0163	J		450			
SNC0164	J		333			
SNC0168	J		94			
SNC0169	J		750	83		Planning Application Pending (as part of 3000)
SNC0171	J		193			
SNC0176	J		750	426		Planning Application Pending (as part of 3000)
SNC0182	J		116			Planning Application Pending (as part of 3000)
SNC0189	J		397			
SNC0190	J		385			

Site	NLP Site Classification	2009-2014	2015-2019	2020-2024	2024+	Comments
SNC0191	J		171			
SNC0200	J		750	399		
SNC0204	J		725			
SNC0216	J		750	750	1451	
SNC0001	K		368			
SNC0002	K		750	74		
SNC0003	K		78			
SNC0004	K		110			
SNC0005	K		480			
SNC0008	K		203			
SNC0014	K		750	292		
SNC0019	K		750	451		
SNC0020	K		130			
SNC0021	K		46			
SNC0062	K		152			
SNC0063	K		182			
SNC0064	K		128			
SNC0065	K		43			
SNC0066	K		136			
SNC0067	K		98			
SNC0068	K		266			
SNC0076	K		128			
SNC0139	K		135			
SNC0140	K		393			
SNC0155	K		102			
SNC0185	K		750	376		
SNC0192	K		383			
SNC0193	K		51			
SNC0203	K		137			
SNC0209	K		598			
SNC0212	K		681			
SNC0010	L		195			
SNC0015	L		334			
SNC0070	L		313			
SNC0072	L		93			
SNC0073	L		156			
SNC0074	L		124			
SNC0075	L		133			
SNC0103	L		403			
SNC0138	L		56			
SNC0141	L		174			
SNC0142	L		248			
SNC0159	L		92			
SNC0162	L		277			
SNC0188	L		750	74		
SNC0201	L		750	123		
SNC0202	L		672			
SNC0210	L		535			
SNC0217E	L		681			
SNC0011	M					
SNC0012	M					
SNC0017	M					
SNC0217A	M					
SNC0006	N					
SNC0007	N					
SNC0016	N					
SNC0018	N					
SNC0022	N					
SNC0023	N					
SNC0024	N					
SNC0085	O					
SNC0013	P					
SNC0037	P					
SNC0053	P					
SNC0083	P					
SNC0090	P					
SNC0129	P					
SNC0137	P					
SNC0180	P					
SNC0218	P					
SNC0221	P					
SNC0227	P					

Site	NLP Site Classification	Dwelling Trajectory				Comments
		2009-2014	2015-2019	2020-2024	2024+	
BDC0023	A	16				
BDC0129	A	120	384			Part Under Construction (circa 60 homes) part with PP (circa 60 homes) part potential development site (circa 384 homes)
BDC0065	B	75	750	642		PP for 75 dwellings, RM to come for 210, rest of site potential development site
BDC0170	B	22				
BDC0138	C	617	616			BDC0139 and BDC0138 together
BDC0139	C					BDC0139 and BDC0138 together
BDC0007	D	159				
BDC0035	D	430				
BDC0078	D	47				
BDC0079	D	81				
BDC0113	D	106				
BDC0154	D	115				
BDC0160	D	299				
BDC0165	D	331				
BDC0166	D	85				
BDC0024	E	296				
BDC0025	E	238				
BDC0026	E	549				
BDC0028	E	190				
BDC0031	E	200	700	82		Owner identifies part of site only available post 2012, and phasing will reflect this with phases in 2015-2019 and 2020+
BDC0033	E	258				
BDC0055	E	237				
BDC0075	E	168	505	168		Owner expects PP in 2011 would then begin and take until 2021 along with Site BDC0076
BDC0076	E	121	364	121		Owner expects PP in 2011 would then begin and take until 2021 along with Site BDC0075
BDC0077	E	631				
BDC0080	E	43				
BDC0081	E	80				
BDC0083	E	510	256			
BDC0086	E	353				
BDC0090	E	59				
BDC0096	E	300	385			Owner identified for part of site - 300 deliverable, owner unknown for rest
BDC0097	E	425				
BDC0099	E	374				
BDC0127	E	545				
BDC0133	E	161	161			Owner identifies site available after 2012 with phasing to reflect this
BDC0140	E	69	69			Owner identifies development timeframe 2012-2016
BDC0143	E	50				
BDC0146	E	622	622			
BDC0147	E	300				
BDC0148	E	558	559			
BDC0155	E	358				
BDC0157	E	598				
BDC0158	E	376	94			
BDC0159	E	219				
BDC0161	E	232				
BDC0162	E	264	263			
BDC0163	E	215				
BDC0164	E	150	750	750	6261	Eco-town proposal - 20 year+ dev timeframe
BDC0142	F	19				PP for 19 flats
BDC0039	H	259				Beeston Estate - Reliant on NNDR - Owner identifies Later Phasing
BDC0044	H	172				Beeston Estate - Reliant on NNDR - Owner identifies this would likely to be first phase, but still reliant on NNDR
BDC0053	H	161				Multiple ownership, but both owners responded positively (potential access issues)
BDC0125	H	750	231			Beeston Estate - Reliant on NNDR - Owner identifies Later Phasing
BDC0005	I	68				
BDC0008	I	13				
BDC0037	I	137				
BDC0047	I	8				
BDC0048	I	20				
BDC0057	I	26				
BDC0059	I	31				
BDC0064	I	63				
BDC0072	I	105				
BDC0085	I	35				
BDC0091	I	51				
BDC0092	I	36				
BDC0115	I	19				
BDC0118	I	138				
BDC0119	I	354				
BDC0122	I	8				
BDC0130	I	11				
BDC0132	I	21				
BDC0149	I	20				
BDC0150	I	48				
BDC0167	I	58				
BDC0168	I	199				
BDC0171	I	15				
BDC0001	J	411				
BDC0002	J	316				
BDC0003	J	82				
BDC0006	J	291				

Site	NLP Site Classification	2009-2014	2015-2019	2020-2024	2024+	Comments
BDC0029	J		600	438		
BDC0030	J		77			
BDC0049	J		456			
BDC0050	J		530			
BDC0051	J		241			
BDC0052	J		81			
BDC0056	J		81			
BDC0060	J		33			
BDC0061	J		750	750	1399	
BDC0067	J		255			
BDC0068	J		600	519		
BDC0069	J		402			
BDC0070	J		150			
BDC0071	J		67			
BDC0073	J		750	197		
BDC0074	J		107			
BDC0082	J		461			
BDC0087	J		450	500		
BDC0088	J		750	40		
BDC0089	J		750	694		
BDC0093	J		750	750	1264	
BDC0094	J		193			
BDC0095	J		750	750	602	
BDC0102	J		139			
BDC0105	J		115			
BDC0110	J		37			
BDC0111	J		113			
BDC0114	J		64			
BDC0116	J		39			
BDC0117	J		750	601		
BDC0120	J		571			
BDC0121	J		556			
BDC0131	J		341			
BDC0134	J		763			
BDC0136	J		360			
BDC0137	J		588			
BDC0144	J		17			
BDC0145	J		19			
BDC0156	J		206			
BDC0169	J		750	481		
BDC0016	K		600	488		
BDC0018	K		358			
BDC0027	K		750	461		Two owners, site will be in single ownership 2011 - owners suggest 2015-2019 period
BDC0032	K		438			
BDC0036	K		154			Owner identifies site available after 2012 with phasing to reflect this
BDC0040	K		447			Beeston Estate - Reliant on NNDR - Owner identifies Later Phasing
BDC0041	K		311			Beeston Estate - Reliant on NNDR - Owner identifies Later Phasing
BDC0042	K		693			Beeston Estate - Reliant on NNDR - Owner identifies Later Phasing
BDC0045	K		468			Beeston Estate - Reliant on NNDR - Owner identifies Later Phasing
BDC0046	K			750	1755	Beeston Estate - Reliant on NNDR - Likely to be significantly affected by NNDR land take - 2020+
BDC0066	K		600	750	6407	
BDC0098	K		28			
BDC0107	K		189			
BDC0123	K			750	1034	Owner suggests potential for employment uses, but also that anticipated phase of site 2020+
BDC0126	K		750	61		Beeston Estate - Reliant on NNDR - Owner identifies Later Phasing
BDC0135	K		750	750	1651	
BDC0141	K		349			
BDC0009	L		234			
BDC0010	L		167			
BDC0011	L		131			
BDC0012	L		259			
BDC0013	L		195			
BDC0015	L		96			
BDC0017	L		385			
BDC0019	L		629			
BDC0022	L		68			
BDC0038	L		24			
BDC0100	L		218			
BDC0103	L		53			
BDC0104	L		113			
BDC0108	L		27			
BDC0109	L		229			
BDC0014	N					
BDC0020	N					
BDC0021	N					
BDC0106	O					Owner states site is not available as it's being developed for school uses
BDC0124	O					Site is in multiple ownership with potential ransom strip issues. North part may come forward.
BDC0004	P					
BDC0034	P					
BDC0043	P					
BDC0054	P					

Site	NLP Site Classification	2009-2014	2015-2019	2020-2024	2024+	Comments
BDC0058	U					
BDC0062	U					
BDC0063	U					
BDC0084	U					
BDC0101	U					
BDC0112	U					
BDC0128	U					
BDC0151	U					
BDC0152	U					
BDC0153	U					

Appendix 11 Status of Planning Permissions and Resolutions to Grant

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The GNPD provided the following information on the current status of sites that were initially identified as having planning permissions or resolutions to grant. This has enabled the Stage 7 assessment to identify whether and when these are likely to bring forward housing development, in the context of individual site issues. Where information does not point to a clear potential timeframe for development (e.g. where development is identified as dependent on future market conditions) a cautious approach is adopted, although where information is absent a view on the type of development (e.g. flats or houses) and its deliverability in the short term is taken. It is also assumed that where planning permission may lapse, that planning permission for the same scheme would be granted again in the future, allowing the site to come forward. The information in the table below represents 'best knowledge available' on each of sites by the Councils.

Site	Application Ref	Summary of Council and NLP's Understanding of Site	SHLAA Status
Norwich			
NOR0004	03/00220/RM 72 Units approved	Current pp for 72 apartments in six storey tower including 18 social housing units will expire in June 2009. Suggestion in late 2008 of possible alternative uses being sought (alternative forms of residential). No formal approach on site since December 2008.	Developable
NOR0007	06/01147/F & Revised Scheme 08/00761/F 22 Units approved	Revised scheme for 8 apartments in converted listed building and redevelopment of adjoining land for 9 houses and 5 apartments. The owners appeared likely to press ahead with at least the conversion element. There has been no progress on the scheme to date.	Part Deliverable Part Developable
NOR0009	04/00510/F (34 Potttergate and 2-4 Fishers Lane) 23 units approved	Scheme Complete	Developable
	08/01077/F (6 Fishers Lane) 2 units approved	Separate ownership. Conversion of a former workshop building to 2 semi detached houses. - No information on developer intentions on this scheme.	

Site	Application Ref	Summary of Council and NLP's Understanding of Site	SHLAA Status
	07/01433/F (29 St Giles Street and land at rear) 17 units approved	Indications are that the site has not been sold for development: consequently assume that the site may not come forward within five years.	
	Pottergate Car Park residual of allocation	Though both suitable and allocated for housing, it is valuable in current use. This casts doubt over its deliverability in five years in the current depressed market.	
NOR0011	06/00929/F (Castle House) 22 units approved	Approved conversion scheme for 22 apartments with s.106 signed off and the decision issued in February 2007. The developers' present intentions are unknown.	Developable
NOR0014	04/00605/F St Anne's Wharf King Street 437 units approved	Recently received a new application (ref 09/00222/F) increasing the number of flats in one of the approved blocks by five - total 442 units across the whole site. Developers are apparently intending to progress the scheme for the time being although the market may be a barrier.	Developable
NOR0016	06/00225/F & 06/00172/F 144-146 and 148-162 King Street 34 units approved	No indication from the developers as to the timescale for the approved developments (34 flats) progressing on either site. Both sites have been cleared.	Developable
NOR0027	08/00967/F 8 units approved	Information on the application indicates that the site is due for disposal imminently following relocation of tenants. Norfolk County Council will be looking to sell the site to developer.	Deliverable

Site	Application Ref	Summary of Council and NLP's Understanding of Site	SHLAA Status
NOR0032 & NOR0041	06/00613/F 52 units approved 06/00614/RM 280 units approved 4/2002/1281 & 06/00012/VC Residual unbuilt 146 of 330 units approved plus c.120 indicated in masterplan on land east of stadium - currently no pp.	Both approved entirely for high density flatted development for which there is currently little or no demand, the owners' agents have indicated that they are seeking to review the outline masterplan and pursue a more mixed scheme. Recent application to extend for a further 5 years temporary consent for a surface car park on parts of the two sites backs this stance.	Developable
NOR0039	06/01005/F 33 units approved replacing 18 units and communal accommodation: net gain 15	The staged redevelopment and refurbishment of the Great Hospital's obsolescent residential accommodation is a strategic priority for the Hospital Trust as part of its overall charitably funded development programme for the historic Hospital complex, consequently it is likely that this scheme will be progressed in the near future.	Deliverable
NOR0050	07/00837/F 48 units and 418 sq.m of office space (factory conversion) and 3 newbuild units (Blazer Court)	The s106 was signed and the permission issued on 11 March 2009 (3 years). Construction work is already well advanced and internal fitouts are in progress with 16 affordable units, the show flat and an additional viewing flat complete: first open market releases planned for July 09.	Under Construction - Deliverable
NOR0051	07/01092/F 20 units approved	This Broadland Housing Association scheme [Valiant Court] at Nelson Street/Armes Street (20 units and office space) has recently been completed. The western part of the site on Northumberland Street shows no prospect of coming forward for development in the immediate future as the existing tenant is still operational on site.	Developable
NOR0057	07/00013/F 34 Units approved	The scheme will be developed by Flagship Housing Association in two phases: flats from June 2009 to August 2010, houses February 2011 to January 2012. Local residents were invited to a pre-development consultation in April and siteworks have since started, substantive start on flats due next month. Expected to be complete in three years or less.	Deliverable

Site	Application Ref	Summary of Council and NLP's Understanding of Site	SHLAA Status
NOR0060	04/01112/0 33 units approved	Recent contact (Feb 09) from the landowner's agent suggests that the site may not be deliverable currently.	Developable
NOR0063	08/00827/F 11 units approved	This Flagship Housing Association scheme of 11 family houses has recently started on site. Completion is programmed for June 2010.	Under Construction - Deliverable
NOR0073	07/00525/F Spring Grove Services, Oak Street 21 units approved	The applicant has gained approval of details re materials, contractual arrangements for start on site and flood prevention measures. The site is now cleared and secured. Understanding is that the site will be mothballed pending a recovery in the property market but the developer is keen to progress the scheme at the appropriate time.	Developable
NOR0078	06/00854/F 18 units approved	Recently been cleared and secured, although there is no immediate prospect of development commencing and initiatives are in progress to temporarily enhance the site with public art/heritage interpretation panels on the hoardings.	Developable
NOR0082	04/01120/F Hunters Squash Club, Edward Street 24 units approved	Correspondence in February 2007 indicated that the scheme was about to commence, however there is no progress on site. No formal correspondence with the developer subsequent to this.	Developable

Site	Application Ref	Summary of Council and NLP's Understanding of Site	SHLAA Status
NOR0090 & NOR0091	06/00724/F 200 units approved 08/00377/F & 07/01448/F St James's Court, St James's Place, Barrack Street For site plan see http://www.stjames-place.co.uk/whatsavailable.asp	The developers are keen to progress the comprehensive regeneration scheme for the whole of this site (known as St James's Place) - also includes NOR0090 - but the precise timescale for the delivery of the subsequent phases of the office development will depend on successful pre-lets. The timescale for delivery of residential element is unclear. The scheme is subject to a planning obligation securing 60 affordable units and tying the delivery of the social housing to the completion/occupation of the market housing. The City Council is using best endeavours to progress the scheme and are confident that they can secure development within five years.	Part Deliverable Part Developable
NOR0092	06/00964/F 16 units approved	Permission for this scheme of 15 flats and 1 maisonette was issued on 29 April 2009 (3 years) following completion of s106. The original applicant has sold the site: no information on the buyer's precise intentions for development but the recent completion of the s106 suggests they are hopeful of progressing the scheme as approved in a reasonable timescale.	Deliverable
NOR0100	06/00812/F Bertram Books, Rosary Road 133 units approved	Developer appears to have mothballed the site until the market recovers. No indication of a timescale.	Developable
NOR0123	06/00927/F 1 Guardian Road and 238-244 Bowthorpe Road 21 units approved	The site is under construction albeit development is proceeding slowly: various reserved matters applications are being agreed. Indications are that the developer will complete this scheme.	Deliverable
NOR0124	06/01039/F Site of former Earl of Leicester PH, 238a Dereham Road 12 units approved	The site has been sold on since permission was granted for 12 flats in March 07. Current owner was contacted in July 08 but there is no indication of their intentions for developing it or any timescale for bringing it forward.	Developable

Site	Application Ref	Summary of Council and NLP's Understanding of Site	SHLAA Status
NOR0126	07/00080/F 60 St Faiths Lane 14 units approved	This site is complete.	Site Complete
NOR0136	06/00963/F Ailwyn Hall Lower Clarence Road 21 units approved	No information on the developer's current intentions. Flatted development.	Developable
NOR0140	06/00789/F 26-36 Rose Lane 24 units approved	The site has been cleared. There is no indication at this point of the developers' intention for the site. No information on the developer's current intentions. Flatted development.	Developable
Broadland			
BDC0142	20051585 19 units approved	Site has been cleared, considered as a start - Outstanding contamination issue with a report required, which may delay site if remediation of land is required. No recent developer contact.	Developable
BDC0065	20080199 75 units approved, 210 units subject to reserved matters	The developer has gone into administration. No recent developer contact - Site may be sold as part of administration process. The site was under construction with some homes completed, it is unclear what the impact of the administration on the wider development will be.	Part Under Construction /Complete Part Developable
BDC0138 & BDC0139	20080367 Resolution to grant outline planning permission for 1233 units	Developer is considering total package of s106 requirements, but no single sticking point. Potential affect on viability, but hopeful that phase one can be started within 5 years.	Part Deliverable

Site	Application Ref	Summary of Council and NLP's Understanding of Site	SHLAA Status
BDC0170	20081345 22 units approved	Planning permission granted for 22 houses (including 5 affordable) in May 2009. No further information from developer, but only recently granted with 3 year expiration.	Deliverable
South Norfolk			
SNC0078	2005/2654 206 units approved	Adjoining site due to be completed 2010/11, but no firm timescale at present. Large number of houses.	Deliverable
SNC0109	2004/1247 116 units approved	On-going discussions with the developer, but no firm timescale at present. Large number of houses	Deliverable
SNC0134	2007/2066 56 units approved	Site now under construction, due to be completed 2010/11	Under Construction
SNC0147	2007/1941 21 units approved	Letter from developer (May '09) indicating site will be commenced Summer '09	Deliverable
SNC0220	2007/2719 13 units approved	No firm timescale at present. Only small number of houses.	Deliverable
SNC0222	2003/1713 53 units approved	Letter from developer (May '09) indicating site will be built 2011/12 - 2013/14	Deliverable
SNC0223	2006/2217 19 units approved	Letter from developer (May '09) indicating site will be built 2010/11 - 2011/12	Deliverable

Table 4 Status of Sites with Planning Permission and Resolutions to Grant

Source: GNDP Council's Discussion and NLP Consultation Responses

Appendix 12 Unsuitable Sites

1.75

The following sites were classified as unsuitable, with the rationale behind these assessments identified:

Site	Rationale
NOR0047	Site Complete – No residual capacity for residential
NOR0052	Site Complete – No residual capacity for residential
NOR0055	Site Complete – No residual capacity for residential
NOR0056	Site Complete – No residual capacity for residential
NOR0058	Extant permission for residential care home to be implemented – No residual capacity for residential
NOR0117	Designation – Adjacent/Linked to Grade II* Listed Building
NOR0126	Site Complete – No residual capacity for residential
NOR0135	Site Complete – No residual capacity for residential
BDC0004	Designation – Adjacent to SSSI
BDC0034	Designation – Adjacent to (between) two Grade I Listed Buildings
BDC0043	Landscape Sensitivity – Entirely within Historic Park/Garden
BDC0054	Ecology – Highly sensitive ecology on site
BDC0058	Ecology – Highly sensitive ecology on site
BDC0062	Ecology – Highly sensitive ecology on site
BDC0063	Ecology – Highly sensitive ecology on site
BDC0084	Designation – Scheduled Ancient Monument record
BDC0101	Ecology – Highly sensitive ecology on site
BDC0112	Site Complete – No residual capacity for residential
BDC0128	Removed from further analysis at council's request
BDC0151	Ecology – Highly sensitive ecology on site
BDC0152	Ecology – Highly sensitive ecology on site
BDC0153	Ecology – Highly sensitive ecology on site
SNC0013	Designation
SNC0037	Flood Risk
SNC0053	Planning permission for other use – No residual capacity for residential

SNC0083	Designation - Adjacent Grade II* Listed Church and includes Grade II Listed outbuildings. Borders Historic Parklands surrounding Hethersett Hall and Thickthorn Hall. Hethersett Old Hall and Thickthorn Hall sites both include additional Listed Buildings. Also part of site within Scheduled Ancient Monument record.
SNC0090	Site Complete – No residual capacity for residential
SNC0129	Designation – Part of site within NHER site of archaeological interest. Grade I listed Church adjacent.
SNC0137	Designation – Adjacent to Grade II* listed Church, opposite grade II listed farm buildings. Part of site within NHER site of archaeological interest.
SNC0180	Ecology – Highly sensitive ecology on site
SNC0218	Site Complete – No residual capacity for residential
SNC0221	Site Complete – No residual capacity for residential
SNC0227	Site Complete – No residual capacity for residential

Table 5 Unsuitable Sites
