

HELAA Addendum III – December 2020

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HELAA Addendum III (December) 2020

Important: The inclusion of a site as potentially suitable for development within the HELAA DOES NOT confer any planning status on that site, or any commitment that it will be brought forward for development. In addition, sites excluded from the HELAA assessment can still be subject to more detailed site assessment and be considered for allocation through the Local Plan process. For more info see Site Assessment Booklets.

Introduction

The HELAA Addendum III (December 2020) should be read alongside the [HELAA December 2017](#), (which can be found in the Evidence Base for the GNLN at www.gnlp.org.uk) as the introduction and methodology in that document still apply.

The purpose of this Housing and Economic Land Availability Assessment (HELAA) Addendum III (December 2020) is to update:

- the HELAA (December 2017), which was originally published as part of the 'Site Proposals and Growth Options for the Greater Norwich Local Plan (GNLP) Reg. 18' consultation that took place between January and March 2018. As well as,
- the HELAA Addendum I (October 2018) also published as part of the 'New, Revised and Small Sites' Reg. 18 Consultation that took place between October and December 2018 as a result of additional sites put forward to the GNLN for further consideration and,
- the HELAA Addendum II (January 2020) published along the GNLN Preferred Options Consultation Reg.18 held between 29 January and 16 March 2020

The GNLN received 114 new or revised sites during the Reg. 18 Consultation totalling approx. 1,829.15 ha, this included 60 new sites totalling 349.04 ha and 54 Revised Sites totalling 1,480.15 ha. More specifically the proposals put forward were for the following land use: 87 Sites were for housing totalling 719.89 ha, 4 sites for employment 33.44 ha., 5 sites for care homes totalling 112.48 ha, 7 sites for Mix-Uses totalling 831.49 ha, and 3 Sites for Other uses 9.53 ha., 6 sites for open space (not covered by HELAA)

The HELAA Addendum III (December 2020) – contains an assessment of approximately 106 new sites and Revised Sites as 6 sites were excluded due to proposal for other uses not covered by the HELAA such as open space etc. These sites were submitted between 29 January and 16 March 2020 (Reg.18 Consultation).

Care has been taken not to double count with sites already considered in the HELAA (December 2017), HELAA Addendum I (October 2018), and HELAA Addendum II (January 2020). In the case of revised sites, if the site revision is of a similar size or smaller than the original submission, then although technically that site may be suitable for the HELAA it has been marked as unsuitable to avoid double counting. If a revised site is significantly larger than the original submission, then the additional area of land has been counted towards the HELAA figure and the site has been marked as suitable.

Therefore, this addendum identifies a further **333.96** hectares of potentially suitable land put forward for wholly residential purposes, **21.13** hectares for employment and **477.98**

hectares for mixed-use development, which when applying some adjustments equates to approximately **11,460 dwellings**.

These figures do not include new sites for residential uses in villages in South Norfolk which will be addressed through a separate Local Plan prepared by South Norfolk District Council.

Taking account of the sites submitted for assessment in the HELAA 2017, the HELAA Addendum I (2018) the HELAA Addendum II (2020) and more recently HELAA Addendum III (2020) the area of land potentially suitable for housing (or mixed-use development with a significant element of housing) totals some 5,566 hectares which could accommodate up to **108,327 dwellings**.

This takes account of any adjustments made where sites have been resubmitted on amended boundaries, as above. Submitted sites which coincide with or largely overlap existing development commitments (sites with planning permission or allocated for a similar form of development) are not counted within the HELAA capacity totals since they already form part of the baseline commitment in the GNLP.

Background

In combination with commitments, the HELAA (December 2017, plus the 2018 and 2020 added) clearly identifies residential land significantly in excess of the objectively assessed housing need (OAN) and therefore greatly exceeds what is required for allocation through the GNLP. In addition, assumptions on windfall demonstrate an additional buffer to accommodate OAN.

Parish: Acle Suitability Assessment

Site reference: GNLP0007R

LOCATION:

Borderland Farm 51, Damgate Lane

Site Area (Ha): 2.89

PROPOSED DEVELOPMENT:

Housing

District: Broadland

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Amber
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This site to the south of the village has been increased to 2.89 ha and is still promoted for housing. Initial Highways Authority comments suggest there are road or footpath network constraints. There are sewage treatment works within 50m of boundary of site and a historic landfill site adjacent to the north. Most of the site is in Flood Zone 2; the northern third of the site is in Grade 1 agricultural land (the majority being in Grade 3) and the site is surrounded on two sides by the Broads Authority area, with a potential impact on the sensitive Broads landscape. The site is adjacent to Damgate Wood CWS, with potential impact on protected species, in a SSSI impact zone and close to the Broads SAC and Broadland Ramsar. The site is adjacent to public open space. Although the site has several constraints, it could be considered towards the availability of land for the HELAA assessment. The original site has already been counted towards the land availability assessment, so only 1.6ha of the site should be added to avoid double counting.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Acle Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Immediately	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is 1.6ha appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Acle Suitability Assessment

Site reference: GNLP0378R

LOCATION:

North of Norwich Road

Site Area (Ha): 12

PROPOSED DEVELOPMENT:

Housing, link road, open space

District: Broadland

CONSTRAINTS ANALYSIS

Site Access	Green
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site to the west of the village has been extended to accommodate additional open space and provide a suitable route for a link road. The additional land could provide appropriate mitigation for the surface water flood issues on the site. Mitigation will also be required for impact on ecological sites nearby. There would be loss of high grade agricultural land if the site was developed. However, the site is considered suitable for the purposes of land availability. Site was 7.5ha when it was considered suitable for the HELAA previously. Therefore only the additional 4.5ha should be counted as suitable.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Acle Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is 4.5ha appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Acle Suitability Assessment

Site reference: GNLP0421R

LOCATION:

Leffins Lane

District: Broadland

Site Area (Ha): 1.43

PROPOSED DEVELOPMENT:

Housing

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This greenfield site to the south of the village has been reduced from 7ha to 1.43ha and is still promoted for housing. Initial Highways Authority comments highlight concerns with the remoteness of the site and the road/footpath network. The site is in Grade 2 agricultural land. The site is in a SSSI impact zone. The original site has already been counted towards the land availability assessment, and 5.5ha of the site should be deleted from the HELAA bank to avoid double counting.

**For the purposes of the HELAA capacity assessment this site is considered to be:
Unsuitable**

Parish: Acle Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Immediately	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is inappropriate due to duplication, and 5.5ha to be removed from HELAA bank for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Acle Suitability Assessment

Site reference: GNLP2139R

LOCATION:

South of South Walsham Road

Site Area (Ha): 13.5

PROPOSED DEVELOPMENT:

Housing, link road

District: Broadland

CONSTRAINTS ANALYSIS

Site Access	Green
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site to the west of the village has been extended to provide a suitable route for a link road. The additional land could provide appropriate mitigation for the surface water flood issues on the site. Mitigation will also be required for impact on ecological sites nearby. There would be loss of high grade agricultural land if the site was developed. However, the site is considered suitable for the purposes of land availability. Site was 7.5ha when it was considered suitable for the HELAA previously. Therefore only the additional 6ha should be counted as suitable.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Acle Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is 6ha appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Acle Suitability Assessment

Site reference: GNLP4003

LOCATION:

Monies Farm

District: Broadland

Site Area (Ha): 0.40

PROPOSED DEVELOPMENT:

Self build homes

CONSTRAINTS ANALYSIS

Site Access	Green
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This greenfield site to the south of the village is 0,4ha and promoted for self-build homes. Initial Highways Authority comments suggest that a safe walking/cycling link to Acle may not be possible, the road is narrow and highway improvements would require removal of hege/trees. The site is in Grade 2 agricultural land. The site is in a SSSI impact zone.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Acle Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Immediately	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Aylsham Suitability Assessment

Site reference: GNLP0596R

LOCATION:

Land at Norwich Road, Aylsham

District: Broadland

Site Area (Ha): 12.78

PROPOSED DEVELOPMENT:

Residential

CONSTRAINTS ANALYSIS

Site Access	Green
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Amber
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This is a slightly enlarged version of the site consulted upon in January 2020 as a “reasonable option”. The site has grown by 0.83 ha to 12.78 ha. The revised site boundary gives more frontage along Norwich Road and initial highways evidence raises no objection, subject to agreement over improvements. The site is adjacent to bus stops on Norwich Road. The town centre is approximately 1.3 kilometres to the north, and Bure Valley Primary School is 0.8 kilometres away. Other constraints are overall utilities capacity of the town, as well as site specific matters. A heritage consideration is the nearby Grade II listed Diggens Farmhouse to the east. Noise from the A140 is a possible factor, and beyond that the affect development could have on the countryside setting to the south-east. Other issues are surface water flood risk and the surrounding network of public rights of way. Mitigation measures will need consideration, but the site is suitable for inclusion in the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Aylsham Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 6-10 years (April 2021 to March 2026)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Blofield Suitability Assessment

Site reference: GNL0082AR

LOCATION:

South of Lingwood Road

Site Area (Ha): 1.19

PROPOSED DEVELOPMENT:

Housing

District: Broadland

CONSTRAINTS ANALYSIS

Site Access	Green
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This greenfield site to the east of the village has been split in two, but the outer boundary remains the same, as does the use on this site. Initial Highways Authority comments identified mitigations to make the site acceptable. This part is in the EA Groundwater Source Protection Zone and mostly in Grade 2 agricultural land (the north-eastern corner is in Grade 1). The site is partially in a SSSI impact zone. The site has already been counted within the HELAA land availability so is considered unsuitable to add again.

**For the purposes of the HELAA capacity assessment this site is considered to be:
Unsuitable**

Parish: Blofield Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is inappropriate due to duplication for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Blofield Suitability Assessment

Site reference: GNLP0082BR

LOCATION:

South of Lingwood Road

Site Area (Ha): 3.65

PROPOSED DEVELOPMENT:

Care village and care home

District: Broadland

CONSTRAINTS ANALYSIS

Site Access	Green
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This greenfield site to the east of the village has been split in two, but the outer boundary remains the same. The use on this site has changed from residential to care village/home. Initial Highways Authority comments identified mitigations to make the site acceptable. The eastern and southern parts of this site are at risk of surface water flooding (1 in 100 years). The site is in the EA Groundwater Source Protection Zone and most of the site is in agricultural land Grade 1 (the eastern third and the south-western corner are in Grade 2). The site is opposite two listed buildings. The site is partially in a SSSI impact zone. The site has already been counted within the HELAA land availability so is considered unsuitable to add again.

**For the purposes of the HELAA capacity assessment this site is considered to be:
Unsuitable**

Parish: Blofield Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is inappropriate due to duplication for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Blofield Suitability Assessment

Site reference: GNLP0252R

LOCATION:

Land at Yarmouth Road

Site Area (Ha): 1.12

PROPOSED DEVELOPMENT:

Housing

District: Broadland

CONSTRAINTS ANALYSIS

Site Access	Green
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site to the west of the village has been reduced to 1.12ha and is still promoted for housing. Initial Highways Authority comments xxx. The site is in EA Groundwater Source Protection Zone and in Grade 2 agricultural land. The site is in a SSSI impact zone. It has already been counted towards the housing supply, so to avoid double-counting is now considered unsuitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be:

Unsuitable

Parish: Blofield Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is inappropriate due to duplication, and 3ha land lost from HELAA bank for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Blofield Suitability Assessment

Site reference: GNLP1048R

LOCATION:

Land to the East of Woodbastwick Road,
Blofield Heath

District: Broadland

Site Area (Ha): 0.64

PROPOSED DEVELOPMENT:

Residential development of an unspecified
number

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This greenfield site just south of Blofield Heath has been reduced by 0.25ha. Initial Highways Authority comments that the site could be acceptable with access at Woodbastwick Road, provision/improvements to footway and provision of a pedestrian crossing. The site is in EA Groundwater Source Protection Zone and in Grade 2 agricultural land. The original site has already been counted towards the land availability assessment, and 0.25ha of the site should be deleted from the HELAA bank to avoid double counting.

**For the purposes of the HELAA capacity assessment this site is considered to be:
Unsuitable**

Parish: Blofield Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	blank

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is inappropriate due to duplication, and remove 0.25ha from HELAA bank for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Blofield Suitability Assessment

Site reference: GNLP2024AR

LOCATION:

Manor Park, Old Yarmouth Road

District: Broadland

Site Area (Ha): 0.40

PROPOSED DEVELOPMENT:

Housing

CONSTRAINTS ANALYSIS

Site Access	Green
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This site to the west of the village has been subdivided from a larger site which retains the same outer boundary. Initial Highways Authority comments support the site subject to a review of parking within the highway and possible de-engineering of the former trunk road. This part is within the EA Groundwater Source Protection Zone and in Grade 2 agricultural land. The site is in a SSSI impact zone. The adjacent site is under construction for housing, but to the west is a car repair workshop, which may cause some amenity issues. The site is subject to an existing allocation for housing and as such cannot count towards additional housing land for the purposes of the HELAA.

**For the purposes of the HELAA capacity assessment this site is considered to be:
Unsuitable**

Parish: Blofield Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Immediately	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Blofield Suitability Assessment

Site reference: GNLP2024BR

LOCATION:

Manor Park, Old Yarmouth Road

Site Area (Ha): 0.81

PROPOSED DEVELOPMENT:

Housing

District: Broadland

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This site to the west of the village has been subdivided from a larger site which retains the same outer boundary. Initial Highways Authority comments support the site subject to a review of parking within the highway and possible de-engineering of the former trunk road. The site is in EA Groundwater Source Protection Zone and in Grade 2 agricultural land. The site is in a SSSI impact zone. The adjacent site is under construction for housing, but to the west is a car repair workshop, which may cause some amenity issues. The site is subject to an existing allocation for housing and as such cannot count towards additional housing land for the purposes of the HELAA.

**For the purposes of the HELAA capacity assessment this site is considered to be:
Unsuitable**

Parish: Blofield Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Immediately	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Blofield Suitability Assessment

Site reference: GNLP4013

LOCATION:

South of Pound Lane

Site Area (Ha): 6

PROPOSED DEVELOPMENT:

Housing

District: Broadland

CONSTRAINTS ANALYSIS

Site Access	Green
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This greenfield site of 6ha to the south of the village is promoted for housing. Initial Highways Authority comments indicate significant road and footway improvements would be required. The southern and western parts of site are in Flood Zone 2 and also at high risk of surface water flooding (1 in 100 and 1 in 30 years). The site is in the EA Groundwater Source Protection Zone and in Grade 2 agricultural land. Development of the site could affect a nearby listed building (Church Farm Barn on Church Road). The site is in a SSSI impact zone. Although the site has significant constraints, it is considered suitable for the purposes of land availability.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Blofield Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Immediately	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Blofield Suitability Assessment

Site reference: GNL4017

LOCATION:

East of Plantation Road

District: Broadland

Site Area (Ha): 0.5

PROPOSED DEVELOPMENT:

up to 14 dwellings

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This greenfield site of 0.5ha to the north of the village is promoted for housing. Initial Highways Authority comments suggest access may be achieved with some removal of frontage trees/hedges, and a footway and pedestrian crossing facilities would need to be provided. The site is in EA Groundwater Source Protection Zone and in Grade 2 agricultural land. However, the site is considered suitable for the purposes of land availability.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Blofield Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Bracon Ash Suitability Assessment

Site reference: GNLP4026

LOCATION:

North of Potash Lane

District: South Norfolk

Site Area (Ha): 8.56

PROPOSED DEVELOPMENT:

Employment led mixed use with up to 8 dwellings

CONSTRAINTS ANALYSIS

Site Access	Green
Accessibility to Services	Amber
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Green
Compatibility with neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This is a 8.56 ha greenfield site proposed for mixed employment, industrial and storage to the north and 6-8 dwellings in the south-western corner. Neighbouring GNLP4026 to the north and west are the strategically important technology and engineering enterprises at Hethel. Currently, the site is in agricultural use, and is bounded (in places) by mature trees and hedgerow. The two proposed access points are from Potash Lane, one serving the proposed employment scheme and the other to the residential. Initial highways evidence notes the absence of walking or cycling facilities to local services and facilities. In terms of access to services, Wymondham is over 5km away, and the site is disconnected from the nearest village which is Wreningham. Although Wreningham VC Primary is less than 2 km away there is no footpath provision along either Wymondham Road or Hethel Road. Other considerations include: the nearby ecological constraint of Hethel Ancient Woodland to the north; the nearby Grade II listed buildings at Corporation Farm and Little Potash; and, the surface water flood risk on a northern part of the site as well as to the south-west and along

Potash Lane. Development may also be subject consideration by the Health and Safety Executive, as within 50 metres of the northern boundary is a Hazardous Installation Consultation Zone. Despite the site's constraints it is considered suitable for the land availability assessment, and could be an extension to the existing Hethel Strategic Employment Location.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Bracon Ash Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 6-10 years (April 2021 to March 2026)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Burgh and Tuttington Suitability Assessment

Site reference: GNL4035

LOCATION:

Fairfields Way

District: Broadland

Site Area (Ha): 2.20

PROPOSED DEVELOPMENT:

5 dwellings, renewable energy generation

CONSTRAINTS ANALYSIS

Site Access	Green
Accessibility to Services	Red
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Green
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This 2.2 ha greenfield site is located in Burgh-next-Aylsham, and is promoted for five dwellings. The site is located on the northern edge of the Village, with access proposed off Wood Lane, via Fairfields Way. Initial highways evidence raises concern that no safe access appears feasible. Services and facilities are limited in Burgh and Aylsham Town Centre is approximately 3.5 km away. There are bus stops within 200 metres of the site but other services are all over 2 km away in either Aylsham or Marsham. In terms of heritage, a small portion of the site is within the Burgh Conservation Area, and much of GNL4035 adjoins the Conservation Area’s northern edge. There are nearby listed buildings, such as the Grade I listed St Mary’s Church, although it is likely these will be visually separated from GNL4035. Although the River Bure is 200 metres to the west, there are no ecological designations affecting the site. The site has no known issues with flooding, nor contamination, utilities infrastructure or ground stability. In conclusion, the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Burgh and Tuttington Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Caistor St Edmund Suitability Assessment

Site reference: GNLP0485R

LOCATION:

Land north of Caistor Lane,

Site Area (Ha): 36.70

PROPOSED DEVELOPMENT:

180 dwellings with 24.47 ha of green infrastructure in the form of the new Caistor Country Park, 2ha play space, 420 place primary school, community building and car park

District: South Norfolk

CONSTRAINTS ANALYSIS

Site Access	Green
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This greenfield site lies to the north-west of Poringland village and has been revised to address access issues. It is proposed for housing-led mixed use development including contributions to education, community and green infrastructure. Initial Highways Authority comments identified mitigations to make the site acceptable. Some areas within the site are at risk of surface water flooding (1 in 30, 1 in 100, 1 in 1000). The site is in the EA Groundwater Source Protection Zone and mostly in Grade 3 agricultural land (the north-eastern part is in Grade 2). There are TPO trees at the northern boundary and veteran trees and Caistor Wood CWS within the site. The site is in Old Buckenham airport safeguarding zone. The site has already been counted within the HELAA land availability so is considered unsuitable to add again.

**For the purposes of the HELAA capacity assessment this site is considered to be:
Unsuitable**

Parish: Caistor St Edmund Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is inappropriate due to duplication for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Chedgrave Suitability Assessment

Site reference: GNLP1014R

LOCATION:

South of Norwich Road

District: South Norfolk

Site Area (Ha): 1.61

PROPOSED DEVELOPMENT:

Housing

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This greenfield site to the west of Chedgrave has been altered to remove an area which now has planning permission, leaving 1.6ha which is still promoted for housing. Initial Highways Authority comments suggest the site is remote with concerns over site access and pedestrian access to services. There is a small area at the western and southern boundary at risk of surface water flooding (1 in 1000). The site is in Grade 4 agricultural land and also within a SSSI impact zone. The impact on listed buildings would result from the area which has been removed from the site. The site has already been counted within the HELAA land availability so is considered unsuitable to add again.

**For the purposes of the HELAA capacity assessment this site is considered to be:
Unsuitable**

Parish: Chedgrave Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Immediately	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is inappropriate due to duplication, and 0.2ha to be removed from HELAA bank for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Chedgrave Suitability Assessment

Site reference: GNL4058

LOCATION:

South-east of Big Back Lane

District: South Norfolk

Site Area (Ha): 6.58

PROPOSED DEVELOPMENT:

80-90 dwellings

CONSTRAINTS ANALYSIS

Site Access	Green
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This greenfield site to the north-west of the village is promoted for housing. Initial comments from the Highways Authority would require a transport assessment, access via Proctor Road and if possible via Beauchamp Road also (no vehicular access at Big Back Lane). The site is in Grade 3 agricultural land and within a SSSI impact zone. A band of TPO trees sits on the site's boundary with the road and the site is adjacent to open space on Mallard Close. Although the site has constraints, it is considered suitable for the purposes of the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Chedgrave Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Immediately	

In terms of site viability, this site has been submitted by Amber landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Coltishall Suitability Assessment

Site reference: GNLP4048

LOCATION:

Land at Rectory Road

District: Broadland

Site Area (Ha): 0.88

PROPOSED DEVELOPMENT:

12 dwellings and car park for allotment users

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a greenfield site well related to local services. It is part of site GNLP0388 and is being promoted for 12 self build plots and a car park for the adjacent allotments as an alternative to developing the wider site. Access to this site would be reliant on the existing grassy track which runs alongside the allotments, which initial highway evidence suggests is not feasible, unless developed as part of the larger site GNLP0388 where there is potential access at St Johns Close. The conservation area (containing a number of listed buildings and the River Bure are located to the south, there is unlikely to be any detrimental impact on these, but suitable mitigation measures may be required. Historic environment has been scored as amber as a programme of archaeological works was recommended as part of a previously withdrawn application on the site. A number of constraints have been identified but subject to being able to overcome these the site is concluded as suitable for the land availability assessment. However as the site has already been assessed for the purposes of the original

HELAA it will not contribute any additional capacity without double counting and has therefore been marked as unsuitable.

**For the purposes of the HELAA capacity assessment this site is considered to be:
Unsuitable**

Parish: Coltishall

Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Costessey Suitability Assessment

Site reference: GNLP0581R

LOCATION:

Land off Bawburgh Lane and New Road

District: South Norfolk

Site Area (Ha): 40.39

PROPOSED DEVELOPMENT:

Housing – 600 dwellings

CONSTRAINTS ANALYSIS

Site Access	Green
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Amber
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a large revised greenfield site from 49.65 ha to 40.39 ha which now excludes the land to the south, separated from Bawburgh by the A47 with good accessibility to services in Costessey and Bowthorpe. It is north of a recent Local Plan allocation and existing residential development south of Long Lane. Initial Highways advice is that vehicular access to Long Lane not acceptable, development of this scale requires more than one vehicular access. There are a number of constraints including overhead power lines, an adjacent contaminated site, landscape impacts, surface water flooding and townscape concerns that would require mitigation for development to be considered acceptable. The site is within the Norwich Southern Bypass Protection Zone and adjacent to the designated river valley, County Ecologies expressed concern for potential for protected species. 2013/0567 and 2004/1746 to the north. . Development of the site may result in increased traffic on the local road network and the A47, however subject to suitable footpath provision it may be possible to mitigate these issues. However, as the site has already been assessed for the

purposes of the HELAA it will not contribute any additional capacity without double-counting and has therefore been marked unsuitable.

**For the purposes of the HELAA capacity assessment this site is considered to be:
Unsuitable**

Parish: Costessey Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Costessey Suitability Assessment

Site reference: GNL4045

LOCATION:

Brickfield Farm

District: South Norfolk

Site Area (Ha): 6.480000000000004

PROPOSED DEVELOPMENT:

30 dwellings

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Amber
Contamination and Ground Stability	Amber
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Amber
Transport and Roads	Green
Compatibility with neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This is a greenfield sites 6.48 ha for 30 dwellings off Ringland lane and Brickfield Loke wedged between the two development boundaries for Costessey within the designated South Norfolk river valley. Access is likely to be off Ringland Lane. Queens Hill Primary School is located approx. 630 m to the west and a post office to the south east within walking distance. Initial Highways advice is that subject to transport statement and implementation of any agreed measures. Access to be agreed with highway authority, visibility requirement will result in removal of the frontage hedge. Carriageway widening may be required to a minimum of 5.5m, 3.0m wide cycleway/footway required at full extent of West End frontage. Speed limit extent and traffic calming may require modification. There is a historic land field site to the north west of the site. Sewerage infrastructure upgrades are likely to be needed, including enhancement to the water recycling centre. There are areas at low risk of surface water flooding on the north west part of the site. Adjacent to the site on the west is a County wildlife site and to the east approx.300 m, County wildlife site Cosstessey common, plus an area of special conservation associated

with river Wensum, to the north approx. 300 m is Ancient woodland. Initial ecology comments have a suggested potential for protected species and habitats. Site would cause fragmentation of habitat. In Core Sustenance Zone of barbastelle colony at ROAR Dinosaur Park. Development of the site may have a detrimental impact on a designated site, protected species or ecological network, but the impact could be reasonably mitigated or compensated. Sewerage infrastructure upgrades are likely to be needed, including enhancement to the water recycling centre. There are no impacts identified of heritage or loss high agricultural land as it is grade 3. There are a number of constraints on the site, most notably the potential ecological impact and impact to river valley. However, on balance this site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Costessey Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Immediately	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Cringleford Suitability Assessment

Site reference: GNLP4037

LOCATION:

South of Cantley Lane South

District: South Norfolk

Site Area (Ha): 1.11

PROPOSED DEVELOPMENT:

12 dwellings

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Red
Utilities Capacity	Amber
Utilities Infrastructure	Amber
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This is a greenfield site of 1.11 ha for 12 dwellings off Cantley lane South, which is narrow with tight bends no footpaths and east of the A47 where noise is likely to be constraint. Therefore, it is remote from the development boundary and disconnected from the main part of Cringleford’s facilities and services and unsympathetic to the landscape character of the area. In transport terms, it is considered to be remote from services for housing so development here would be likely to result in an increased use of unsustainable transport modes. There are no known constraints from utilities infrastructure, contamination though there are overhead cables on site. initial highways advice suggests that there is no possibility of creating a suitable access to the site, there’s a lack of footpaths, and the impact of RIS is not yet clear although there is relatively good accessibility to the local highway network from the A47/A11 Thickthorn interchange. Furthermore, development on the site would intrude into the protected open landscape corridor along the A47 Southern Bypass as well as, the strategic gap but there would be no loss of designated public open space or loss of high-quality agricultural land as it is grade 3. However, it is located approx.

230 m north of county wild life site, other impacts include the proximity of tumuli in Big Wood to the west (a Scheduled Ancient Monument) may require mitigation. There is only a small patch of land to the east affected by low risk of surface water flooding. Given the very limited accessibility to the nearest local services, concerns over site access and townscape considerations, the site is considered unsuitable for the land availability assessment.

**For the purposes of the HELAA capacity assessment this site is considered to be:
Unsuitable**

Parish: Cringleford Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	blank

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Crostwick Suitability Assessment

Site reference: GNLP0467R

LOCATION:

Land off North Walsham Road. Spixworth (Crostwick)

District: Broadland

Site Area (Ha): 17.87

PROPOSED DEVELOPMENT:

Public open space, housing

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Amber
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

Although this site boundary has been amended the area proposed for residential development remains the same. The change to the boundary reflects the fact that a large area of open space has now been proposed with the aim of delivering a substantial biodiversity net gain from the development and addressing the disconnection issue with the original site, although vehicular access from the B1150 remains necessary. As open space is not a HELAA use the scoring remains the same apart from 'Biodiversity and Geodiversity' which has been changed from amber to green to reflect the new proposal. Ecology comments note that part of the open space promoted is Spixworth Meadows CWS, giving potential for recreational impacts as there is currently no public access to the CWS and the need for management is suggested. Contamination assessment suggests that part of the site is adjacent to an area of potentially filled ground which would need to be investigated further. Subject to addressing highway constraints the site is considered suitable for the land availability assessment. However as the site has already been assessed

for the purposes of the original HELAA it will not contribute any additional capacity without double counting and has therefore been marked as unsuitable.

**For the purposes of the HELAA capacity assessment this site is considered to be:
Unsuitable**

Parish: Crostwick Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Diss Suitability Assessment

Site reference: GNLP1044R

LOCATION:

Land North of Frenze Hall Lane and West of Walcot Green

District: South Norfolk

Site Area (Ha): 10.29

PROPOSED DEVELOPMENT:

Housing

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Amber
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This a 10.29 ha greenfield site between Diss and Walcot Green, for which the scale of development has been revised down from 200-300 homes to 120 homes. Vehicular access would likely be from Walcot Green and Frenze Hall Lane. Initial highways evidence indicates concern over the network north and west of the site but that discussions are taking place with a neighbouring developer to enable an off-carriageway pedestrian route along Walcott Green. The site is at the edge of Diss, so has potential to be accessible to employment opportunities, schools, shops and the railway station. For example, Diss Infant School is a distance of 1.3 km, and Diss High School 1.7 km. Part of the site is adjacent to the railway line, and so some noise mitigation may be necessary. The site could impact on some listed buildings in Walcot Green, and a Grade I-listed church in nearby Frenze. Some mitigation of potential ecological impacts on Frenze Hall County Wildlife Site may be necessary. Small parts of the site alongside the railway line, that are vulnerable to surface water flooding, at 1 in 30 and 1 in 100 risk. Based on the revised proposal, and further advice from the

Highways Authority, the site is considered suitable. However, as the site has already been assessed for the purposes of the HELAA it will not contribute any additional capacity without double-counting and has therefore been marked unsuitable.

**For the purposes of the HELAA capacity assessment this site is considered to be:
Unsuitable**

Parish: Diss

Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	blank

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Diss Suitability Assessment

Site reference: GNL4010

LOCATION:

Tottington Lane

District: South Norfolk

Site Area (Ha): 1.07

PROPOSED DEVELOPMENT:

10+ dwellings

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Amber
Biodiversity and Geodiversity	Red
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a 1.07 ha site off Tottington Lane and Potash Lane that is promoted for a minimum of 10 homes. Although the site benefits from an edge of Diss location, the distance to services and facilities is generally at least a kilometre, and footpath connections along Tottington Lane are incomplete. Initial highways evidence raises concern over the network and the site’s remoteness for pedestrians. A significant constraint of the site is the proximity of Roydon Fen County Wildlife Site, which the western boundary of GNL4010 appears to encroach upon. The site is also within the 1 km impact zone of Wortham Ling SSSI. The distance of less than 40 metres from the Grade II Listed cottage ‘By the Potash’ is another factor. However, there are no known constraints from flood risk, utilities infrastructure, contamination or ground instability. Although the site has some constraints, it is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Diss

Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Diss Suitability Assessment

Site reference: GNL4021

LOCATION:

Tottington Lane

District: South Norfolk

Site Area (Ha): 2.19

PROPOSED DEVELOPMENT:

Locally valued public space

CONSTRAINTS ANALYSIS

Site Access	n/a
Accessibility to Services	n/a
Utilities Capacity	n/a
Utilities Infrastructure	n/a
Contamination and Ground Stability	n/a
Flood Risk	n/a
Market Attractiveness	n/a

IMPACTS ANALYSIS

Significant Landscapes	n/a
Sensitive Townscapes	n/a
Biodiversity and Geodiversity	n/a
Historic Environment	n/a
Open Space and GI	n/a
Transport and Roads	n/a
Compatibility with neighbouring Uses	n/a

SITE SUITABILITY CONCLUSIONS

n/a

**For the purposes of the HELAA capacity assessment this site is considered to be:
Unsuitable**

Parish: Diss

Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:

(timescales have not been specified by the proposer if these fields left blank)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Diss Suitability Assessment

Site reference: GNL4049

LOCATION:

South of Burston Road

District: South Norfolk

Site Area (Ha): 20.49

PROPOSED DEVELOPMENT:

Housing (and school on rep, not form)

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This a 20.49 ha greenfield site east of Heywood Road, south of Burston Road, and north of Walcot Road. The site is promoted for housing with land for education provision and a country park. Initial highways evidence raises concern about the network west and south, but suggests development potential could exist if considered with other sites.

The site lies within an accessible distance of services, including employment opportunities, schools, shops and the railway station. For example Diss High School is immediately to the south. The site could impact on some listed buildings in Walcot Green, but these considerations are thought mitigatable. There are no significant areas of flood risk on the site, except for some parts at surface water flood risk (for which an attenuation basin is proposed). Due to the size of the site, there are likely to be townscape and landscape considerations. To facilitate development sewerage upgrades would likely be required, but there are no known constraints from contamination or ground instability, potential loss of

open space, or ecological designations. In conclusion, the site is considered as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Diss

Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Felthorpe Suitability Assessment

Site reference: GNLP4041

LOCATION:

East of Mill Lane

District: Broadland

Site Area (Ha): 0.85

PROPOSED DEVELOPMENT:

20 dwellings

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Amber
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a brownfield site of 0.85 ha for 20 dwellings East of Mill Lane on a former builder's yard, although there is no development boundary in Felthorpe, it is located approximately 200 meters north east from the built-up area, therefore it is disconnected from the rest of the village and unsympathetic to the character of the area. Initial highways advice highlights that although the site has vehicular access, it is unlikely to be able to achieve acceptable visibility with limited frontage, Mill Lane not sufficiently wide for development traffic, no sustainable facility between access and village centre. Visibility constraint at Mill Lane junction with The Street. Facilities are limited in Felthorpe but the village does have a bus service and some local businesses. There are no known constraints from utilities infrastructure, contamination.

Development on this site would not result in the loss of designated public open space, tree preservation orders or loss of high-quality agricultural land as it is grade 3. However, there are a number of county wildlife sites surrounding the site within a mile radius and ancient

woodland approx. 1 mile to the south west of the site. In terms of the historic environment there a number of grade 2 listed buildings, such as Felthorpe Hall approx. 300 meters to the north east, therefore views may need to be considered.

There are no concerns over flood risk, on balance this site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Felthorpe Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Freethorpe Suitability Assessment

Site reference: GNL4050

LOCATION:

North of Palmers Lane

District: Broadland

Site Area (Ha): 1.62

PROPOSED DEVELOPMENT:

40 dwellings

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a greenfield site with some accessibility to services e.g. a primary school, local shop and bus service. Initial highway evidences suggests that there may be a visibility constraint at the Palmers Lane junction with The Green. The site is in flood zone 1 with only an extremely small area of surface water flood risk in the north east corner which would not have any affect on the developability of the site. Townscapes and Historic Environment have been scored amber as there is a grade II listed Almshouse and garden adjacent to the site which is also in close proximity to the grade II* Church of All Saints and the impact on the setting of these buildings would need to be mitigated. Biodiversity & Geodiversity and Landscapes have also been scored amber as the site is within the SSSI buffer zone, 1300m from the Broads and Grade 2 agricultural land. County Ecology have identified the potential for protected species and enhancement (ponds to the south). There is no loss of open space or GI and utilities infrastructure and capacity are good. A number of constraints have been identified but subject to being able to overcome these the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Freethorpe Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Great and Little Plumstead Suitability Assessment

Site reference: GNLP3007R

LOCATION:

Land east of Salhouse Road. Little Plumstead

District: Broadland

Site Area (Ha): 0.47

PROPOSED DEVELOPMENT:

Housing

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site has been revised down from 2 ha to 0.47 ha, and now consists of the undeveloped frontage along Salhouse Road. The village has a primary school, but the school is located within the newer development at the former hospital and is a distance of 2 km away. The site is near to the northern built edge of Little Plumstead and is near to the village hall. Initial highways evidence suggests development would be subject to a roundabout at the Norwich Road/Salhouse Road junction and footpath improvements. Another consideration is the potential loss of high quality Grade 2 agricultural land. In summary, constraints facing the site appear possible to mitigate and it is concluded as suitable for the land availability assessment. However as the site has already been assessed for the purposes of the HELAA it will not contribute any additional capacity without double counting and has therefore been marked as unsuitable.

**For the purposes of the HELAA capacity assessment this site is considered to be:
Unsuitable**

Parish: Great and Little Plumstead Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Great and Little Plumstead Suitability Assessment

Site reference: GNLPO420R

LOCATION:

East of Salhouse Road, south of Belt Road

District: Broadland

Site Area (Ha): 0.79

PROPOSED DEVELOPMENT:

Up to 15 homes

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site has been revised down in scale for a second time to reflect planning application 20191938. The revised submission does not propose extending development along the road beyond the limits of the existing pattern of development on the opposite side of the road. Conservation colleagues had raised some concerns about the landscape impact of the original site proposal however this much smaller site revision is not likely to impact on landscape character sensitivities so landscape and townscape impacts have been revised to green. The Highway Authority raised objections to the previous site revision because of access and network concerns and these will need to be investigated further in relation to planning application 20191938. Although the site has some constraints it is considered suitable for the land availability assessment. However as the site has already been assessed for the purposes of the HELAA it will not contribute any additional capacity without double counting and has therefore been marked as unsuitable.

**For the purposes of the HELAA capacity assessment this site is considered to be:
Unsuitable**

Parish: Great and Little Plumstead Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Great and Little Plumstead Suitability Assessment

Site reference: GNLP0483R

LOCATION:

Land at Hare Road

District: Broadland

Site Area (Ha): 1.48

PROPOSED DEVELOPMENT:

Housing

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site, on the northern edge of Little Plumstead, has been revised down from 11 ha to 1.48 ha. It is proposed for residential development with a proposed access from Salhouse Road. Initial highways evidence suggests development would be subject to a roundabout at the Norwich Road/Salhouse Road junction and footpath improvements.

The village has a primary school, but the school is located within the newer development at the former hospital and is a distance of 2 km away. Another consideration is the potential loss of high quality Grade 2 agricultural land. There are no ecological designations affecting the site but some regard will be needed to factors like the presence of mature trees. In conclusion the land is considered suitable for inclusion in the land availability assessment. However as the site has already been assessed for the purposes of the HELAA it will not contribute any additional capacity without double counting and has therefore been marked as unsuitable.

**For the purposes of the HELAA capacity assessment this site is considered to be:
Unsuitable**

Parish: Great and Little Plumstead Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Great and Little Plumstead Suitability Assessment

Site reference: GNLP3014R

LOCATION:

Home Farm, Water Lane

District: Broadland

Site Area (Ha): 7.01

PROPOSED DEVELOPMENT:

Housing

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site, east of Water Lane and on land south of the former Little Plumstead Hospital, has been revised from 14 ha to 7 ha. It is promoted for housing of an unspecified number. Initial highways evidence indicates need for improvements, including pedestrian access linking to the former Little Plumstead Hospital development to the north. Other constraints exist over the use of Grade 2 agricultural land for development and flood risk from the Witton Run that passes through the site. Whilst not within the site, nearby notable features are: the extensive Tree Preservation Order for woodland across the former hospital grounds and, the Grade II listed Old Lodge that is just to the north fronting Water Lane. No ecological designations apply to the site and nor would the landscape setting of the Broads be affected. Subject to addressing constraints, the site is concluded as suitable for the land availability assessment. However as the site has already been assessed for the purposes of the HELAA it will not contribute any additional capacity without double counting and has therefore been marked as unsuitable.

**For the purposes of the HELAA capacity assessment this site is considered to be:
Unsuitable**

Parish: Great and Little Plumstead Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Great and Little Plumstead Suitability Assessment

Site reference: GNLP4015

LOCATION:

North of Low Road

District: Broadland

Site Area (Ha): 0.68

PROPOSED DEVELOPMENT:

12 homes

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a 0.68 ha site on the north side of Low Road, at the western edge of Great Plumstead. The land is promoted for 12 homes. Initial highways evidence raises concern about the suitability of Low Road and achieving a suitable vehicular (even if existing hedgerow were removed). There are limited services and facilities in Great Plumstead but Little Plumstead Primary School is 1.5 km away. Footpath provision to the school exists, except for a short section near to the site along Low Road. The site is in flood zone 1, although it is noted that some surface water flood risk exists along the adjacent highway. There are no known constraints from utilities infrastructure, contamination or ground instability, or potential loss of open space. Neither are there notable heritage or ecological constraints, but the status of the land as Grade I agricultural value is a consideration. In conclusion, the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Great and Little Plumstead Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 6-10 years (April 2021 to March 2026)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Great and Little Plumstead Suitability Assessment

Site reference: GNL4030

LOCATION:

Dairy Farm

District: Broadland

Site Area (Ha): 44.79

PROPOSED DEVELOPMENT:

Up to 1200 dwellings

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Amber
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This is a large site of 44 ha, promoted for approximately 1,200 dwellings, next to the north-eastern edge of Thorpe End, and either side of the Plumstead Road. The majority of the promoted land is within the A1270 Broadland Northway, with a further area extending to Broad Lane at the edge of Rackheath (part of which is already promoted as GNL2040). Initial highways evidence queries how walking and cycling links would be provided. Although GNL4030 is next to Thorpe End, and benefits from proximity to the Plumstead Road, the land is currently remote from existing services and facilities by walking or cycling, which are mainly in either Rackheath or Sprowston. Due partly to the site’s size, there are landscape and townscape considerations, relating to the setting of Thorpe End, as the Garden Village Conservation Area abuts the south-western corner of GNL4030. Other matters likely to require investigation, given the scale of GNL4030, include: considerations of habitat and biodiversity net gain; the removal of existing agricultural buildings; and, noise from the Broadland Northway will be a factor for parts of the site as well. While the site is in flood zone 1 there are two main areas at surface water flood risk that would need consideration.

There are though no particular constraints from utilities infrastructure, contamination or ground instability, potential loss of open space, or ecological designations. In conclusion, the site is considered as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Great and Little Plumstead Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 6-10 years (April 2021 to March 2026)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Great Witchingham Suitability Assessment

Site reference: GNL0608R

LOCATION:

Bridge Farm Field, St Faiths Close

District: Broadland

Site Area (Ha): 0.72

PROPOSED DEVELOPMENT:

Housing

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site has now reduced in size from the original proposal although the HELAA scoring remains the same as there are no fundamental differences. County Ecology have flagged the potential for protected species and stated that the site is within the foraging area of the barbastelle maternity colony at the ROAR Dinosaur Park. Subject to being able to overcome the identified constraints the site is concluded as suitable for the land availability assessment. However as the site has already been assessed for the purposes of the original HELAA it will not contribute any additional capacity without double counting and has therefore been marked as unsuitable.

**For the purposes of the HELAA capacity assessment this site is considered to be:
Unsuitable**

Parish: Great Witchingham Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Gt Melton Suitability Assessment

Site reference: GNL4054

LOCATION:

North and south of Hethersett Road

District: South Norfolk

Site Area (Ha): 32.42

PROPOSED DEVELOPMENT:

400 dwellings

CONSTRAINTS ANALYSIS

Site Access	Green
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This greenfield site lies to the west of Hethersett, either side of Hethersett Road. Initial comments from the Highways Authority would require a transport assessment, detailed masterplan and comprehensive access strategy, prevention of traffic through the village and provision of a cycle link to Colney Lane. Some areas within the site are at risk of surface water flooding (1 in 30, 1 in 100, 1 in 1000). The site is in the EA Groundwater Source Protection Zone and in Grade 3 agricultural land. The southern part of the site is in the designated strategic gap and also wraps around a listed building. There is a veteran tree on the northern site's eastern boundary and a PRoW runs beside and through site. The site is in Old Buckenham airport safeguarding zone. Although the site has a number of constraints, it is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Gt Melton Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Hainford Suitability Assessment

Site reference: GNLP0181R

LOCATION:

Land at Hall Road

District: Broadland

Site Area (Ha): 1.04

PROPOSED DEVELOPMENT:

Housing

CONSTRAINTS ANALYSIS

Site Access	a
Accessibility to Services	a
Utilities Capacity	a
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	a
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	a
Biodiversity and Geodiversity	a
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	a
Compatibility with neighbouring Uses	a

SITE SUITABILITY CONCLUSIONS

The revised greenfield site from 1.16 ha to 1.04 ha to the east of Hainford village, is adjacent to the settlement boundary therefore, well related to the village and with access to the school and bus service. Initial highway evidence has indicated that a suitable access could be achieved, although the network is unsuitable, no safe walking/cycling route to school, frontage trees would need to be removed for visibility. It is likely that sewerage infrastructure would need to be upgraded and a small part of the site is at risk of surface water flooding, but there are no known constraints from utilities infrastructure, contamination or ground instability. Development would not impact on sensitive landscapes or public open space. However, the setting of Hainford Hall could be affected and there could be amenity concerns related to the nearby car breaker's yard. However, as the site has already been assessed for the purposes of the HELAA it will not contribute any additional capacity without double-counting and has therefore been marked unsuitable.

**For the purposes of the HELAA capacity assessment this site is considered to be:
Unsuitable**

Parish: Hainford Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Hainford Suitability Assessment

Site reference: GNLP4022

LOCATION:

South of B1354

District: Broadland

Site Area (Ha): 3.96

PROPOSED DEVELOPMENT:

40 dwellings

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Green
Utilities Infrastructure	Amber
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Green
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a greenfield site of 3.96 ha proposed for 40 dwellings and open space off Old Church road and Newton Rd. It is adjacent to the settlement boundary, with residential development both to the north and west of the site, and agricultural land and vets to the east as such it could be considered sympathetic to the character of the village. Access may be achievable via Old Church Road or Newton Road, though there are hedges and large trees which will need to be considered. Initial Highways advice that subject to access at Newton Road only with acceptable visibility, provision of 2.0m footway for full extent of site frontage, active frontage at Newton Road and visibility improvement from Newton Rd north eastwards to B1354. There is a bus stop adjacent to the north-western boundary, and Hainford VC Primary School is within 350m of the site with a continuous walking path. Other facilities, such as GP, dentist and pharmacy are in the neighbouring areas of Horsford, Horsham St Faith and Spixworth, all over 4km from the site. There are limited employment opportunities in the area, though there is a direct route into Norwich on the A140 or the B1150 Buxton Road. There are no known constraints from utilities infrastructure or

contamination. There are a number of Grade II listed buildings in the range of approximately 100 -300 m, which may require considerations in terms of views; The Chequers Public House is 150m to the north, the Church of All Saint and Hainford War Memorial are over 200m to the south. There are no concerns over flood risk , the loss of designated public open space or loss of high-quality agricultural land as it is grade 3, however, the Waterloo Plantation County Wildlife Site is 300m to the west. In conclusion, although there are some potential constraints identified the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Hainford Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Immediately	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Halvergate Suitability Assessment

Site reference: GNLP4004

LOCATION:

North of Marsh Road

District: Broadland

North of Marsh Road

Site Area (Ha): 2

PROPOSED DEVELOPMENT:

Up to 15 homes

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This greenfield site of 2ha is situated opposite housing and is promoted for residential use. Initial comments from the Highways Authority suggest access concerns and no safe walking/cycling route to Freethorpe Primary. The site is close to Broads Authority area, with potential impact on the landscape when viewed from the east or west, and is in Grade 3 agricultural land. The site is within the Halvergate and Tunstall conservation area. Although there are constraints, the site is considered suitable for the land availability study.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Halvergate Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Immediately	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Hethersett Suitability Assessment

Site reference: GNLP0177BR

LOCATION:

Land south east and west of Hethersett

District: South Norfolk

Site Area (Ha): 95.69

PROPOSED DEVELOPMENT:

Open space, care, business

CONSTRAINTS ANALYSIS

Site Access	Green
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Red
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This greenfield site sits to the south of Hethersett village. Its boundaries have been revised and it has been uncoupled from the adjacent site (GNLP0358) but is still promoted for open space, care and some business use. Initial Highways Authority comments require a detailed masterplan, comprehensive access strategy, prevention of traffic through the village and cycle linke to Colney Lane. Significant parts of the site are at risk of surface water flooding (1 in 30, 1 in 100, 1 in 1000) and part in the south is also at risk of fluvial flooding (FZ2/3). The site is in the EA Groundwater Source Protection Zone and in Grade 3 agricultural land. The site is undesignated historic parkland landscape, entirely within the strategic gap and partially within the Southern Bypass Landscape Protection Zone. The site wraps around two listed buildings and is adjacent to another on Norwich Road. There is potential impact on protected species (badger) and the north-eastern corner of the site is in a SSSI impact zone. The site is also in Old Buckenham airport safeguarding zone. As the site has already been counted within the land availability assessment, this site cannot be included again and is therefore classed as unsuitable.

**For the purposes of the HELAA capacity assessment this site is considered to be:
Unsuitable**

Parish: Hethersett Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Hethersett Suitability Assessment

Site reference: GNL4052

LOCATION:

Land between Burnthouse Lane and Colney Lane

District: South Norfolk

Site Area (Ha): 28.5

PROPOSED DEVELOPMENT:

Primary school, sports campus, 50 dwellings

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Amber
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This greenfield site to the north-east of the village is promoted for education, sports and housing, and is adjacent to a residential site which is under construction. Initial comments from the Highways Authority require transport statement, no vehicular access at Braymeadow Lane, onsite and offsite highway improvements, masterplan and comprehensive access strategy preventing traffic through the village. High voltage cables and pylons cross the centre of the site E-W. Some areas within the site are at risk of surface water flooding (1 in 30, 1 in 100, 1 in 1000). The site is in the EA Groundwater Source Protection Zone and in Grade 3 agricultural land. Half the site is within the strategic gap. The site is adjacent to Braymeadow CWS. The site is in Old Buckenham airport safeguarding zone. Despite several constraints, for the purposes of land availability, approximately 1.5ha is considered suitable.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Hethersett Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is 1.5ha (estimated housing area) is considered appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Hethersett Suitability Assessment

Site reference: GNLP4053

LOCATION:

Station Lane

Site Area (Ha): 5.59

PROPOSED DEVELOPMENT:

care home/village plus open space

District: South Norfolk

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Red
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This greenfield site to the south-east of Hethersett is promoted for a care home/village, with open space. Initial Highways Authority comments require a transport assessment, vehicular access from Station Road only, offsite highway and footway improvements. Significant parts of the site are at risk of surface water flooding (1 in 30, 1 in 100, 1 in 1000) and part in the south is also at risk of fluvial flooding (FZ2/3). The site is in the EA Groundwater Source Protection Zone; in Grade 3 agricultural land; and is entirely within the strategic gap; and Old Buckenham airport safeguarding zone. A PRoW runs through the southern part of the site. Although there are significant constraints on the site, for the purposes of land availability the area proposed for housing is considered suitable.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Hethersett Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is 2ha (estimated housing with care/assisted living area) is considered appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Hevingham Suitability Assessment

Site reference: GNLP4036

LOCATION:

Halls Corner/New Road

District: Broadland

Site Area (Ha): 4.19

PROPOSED DEVELOPMENT:

up to 25 dwellings, public open space

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Amber
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site includes the removal of existing poultry units so there may be the potential for some contamination. There is limited access to services and facilities other than a primary school and bus service. Initial highway evidence highlights some constraints on the local road network in terms of constrained carriageway width and junction visibility which are likely to be difficult to mitigate. The site is in flood zone 1 with no surface water flood risk (need Anglian water view for utilities). There are no concerns regarding landscape, townscape, Biodiversity & Geodiversity or Historic Environment and no loss of open space or GI. Overall this site appears to have limited constraints, other than highways, so subject to being able to resolve these the site is considered to be suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Hevingham Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Hingham Suitability Assessment

Site reference: GNL4007

LOCATION:

South of Watton Road, rear of GNL4035

Site Area (Ha): 4.24

PROPOSED DEVELOPMENT:

Community Woodland

District: South Norfolk

CONSTRAINTS ANALYSIS

Site Access	n/a
Accessibility to Services	n/a
Utilities Capacity	n/a
Utilities Infrastructure	n/a
Contamination and Ground Stability	n/a
Flood Risk	n/a
Market Attractiveness	n/a

IMPACTS ANALYSIS

Significant Landscapes	n/a
Sensitive Townscapes	n/a
Biodiversity and Geodiversity	n/a
Historic Environment	n/a
Open Space and GI	n/a
Transport and Roads	n/a
Compatibility with neighbouring Uses	n/a

SITE SUITABILITY CONCLUSIONS

n/a

**For the purposes of the HELAA capacity assessment this site is considered to be:
Unsuitable**

Parish: Hingham

Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:

(timescales have not been specified by the proposer if these fields left blank)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Hingham Suitability Assessment

Site reference: GNL4011

LOCATION:

Hall Close

District: South Norfolk

Site Area (Ha): 2.04

PROPOSED DEVELOPMENT:

20 single storey dwellings, open space

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This greenfield site lies to the south of Hingham, and is proposed for housing with open space. Initial Highways Authority comments suggest the site is considered remote and access may be constrained, with concerns over the capacity of Hall Lane for vehicles/walking/cycling. Significant parts of the site are at risk of surface water flooding (1 in 100, 1 in 1000). The site is in the EA Groundwater Source Protection Zone and in Grade 3 agricultural land. The site is adjacent to Hingham conservation area. The site is within a SSSI impact zone. The site is in Old Buckenham airport safeguarding zone. Although there are constraints, the site is considered suitable in terms of land availability.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Hingham

Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Honingham Suitability Assessment

Site reference: GNLP2176R

LOCATION:

North of Dereham Road

District: Broadland

Site Area (Ha): 1.37

PROPOSED DEVELOPMENT:

Housing

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Amber
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This is a revised greenfield site to the north of Dereham Road proposing a reduction from 3.7ha to 1.37 ha; 55 dwellings to 25 dwellings. The site is well related to the existing village of Honingham with residential development to the east and opposite of the site, however the village is very limited in the services as there is no GP, school or shops. Initial highway evidence has indicated that a suitable access could be achieved, but there is no access to a school. There is a bus service within 800m and local retail, but few other services. Transport would be needed to the neighbouring Hockering 2.7km away for school and Mattishall 6km away for a GP. There is a bus stop 800m away though there is no footpath and the bus service will currently only stop here on request. Sewerage infrastructure upgrades are likely to be needed, including enhancement to the water recycling centre. Other considerations are; the site is within Source Protection Zone 3, Grade II listed heritage cottages and war memorial to the east approx. 38-100 meters, few patches of low risk of surface water flooding on Dereham Road, utilities poles on the site, the mature trees to south east of site and the possibility of protected species, Barbastelle Bats, habitats on or near the site.

County Wildlife Fen Plantation to the south west approx. 139 meters. There are no concerns over loss of open space or high-quality agricultural land as it is grade 3 and 4. The A47 is approx 170 m to the north where noise is likely to be a constraint. Despite the potential constraints noted, these could be suitably overcome and so the site is considered suitable for the land availability assessment. However, as the site has already been assessed for the purposes of the HELAA it will not contribute any additional capacity without double-counting and has therefore been marked unsuitable.

**For the purposes of the HELAA capacity assessment this site is considered to be:
Unsuitable**

Parish: Honingham Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Horsford Suitability Assessment

Site reference: GNLP0283R

LOCATION:

Land off Holt Road

District: Broadland

Site Area (Ha): 3.66

PROPOSED DEVELOPMENT:

Housing

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Green
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This revised greenfield site from 3.4 to 3.66 ha reflects a new access point via Church Lane located to the south of Horsford, east of the Holt Road. Initial highways evidence advises access could be suitable, subject to acceptable access to Holt Road and provision of 2.0m footway for full frontage, extending northwards to the B1149 junction with Church Street where improvements will be required to enable safe pedestrian crossing to access village facilities. Will require removal of frontage hedge. No vehicular access to Church Street. If developed, the site would extend Horsford significantly southwards, raising considerations about the landscape character of the village. In addition, from a heritage perspective, the site is 200 metres from the Grade II listed All Saints Church. The issues identified are important but not absolute constraints and so the site is concluded as suitable for the land availability assessment. Much of the site has already been counted and should not be counted again to but as the site has increased in size an additional 0.26ha can be added to the HELAA bank.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Horsford Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Horsford Suitability Assessment

Site reference: GNL0422R

LOCATION:

Land at Lodge Farm

District: Broadland

Site Area (Ha): 1.04

PROPOSED DEVELOPMENT:

Housing

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a revised greenfield site to the north of previous site and reduced 1.6 ha to 1.04 ha that has a long private access road from the Holt Road. The revised site is adjacent to the settlement limit and in close proximity to services however, initial highways evidence indicates there are significant constraints to creating a safe access and achieving an adequate visibility limited by adjacent third party land Holt Road. There are no concerns over potential flood risk, loss of high-quality agricultural land, ecology, contamination or ground stability. The issue about the access is important and will require further consideration, but at this stage not considered an absolute constraint, and so the site is concluded as suitable for the land availability assessment. However as the site has already been assessed for the purposes of the HELAA it will not contribute any additional capacity without double counting and has therefore been marked as unsuitable

**For the purposes of the HELAA capacity assessment this site is considered to be:
Unsuitable**

Parish: Horsford Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Horsford Suitability Assessment

Site reference: GNL4006

LOCATION:

Rookery Nook

District: Broadland

Site Area (Ha): 0.58

PROPOSED DEVELOPMENT:

3 dwellings, retain existing

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Green
Utilities Capacity	G
Utilities Infrastructure	Green
Contamination and Ground Stability	G
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is 0.58ha amenity land within a large residence to the west off Drayton Lane proposed for 3 dwellings. There is a disused barn opposite and agricultural land to the west with some housing along Drayton Lane approx. 54 m away from the settlement boundary to the west, therefore development here is unlikely to detract from the character of the village. In addition, diagonal to the site is a new access for a new large residential development under construction, though there are mature trees and hedging on the borders of the site access is likely to be possible via Drayton Lane. Initial Highways advice confirms the site to be suitable subject to provision of acceptable access. There is a bus stop 170m from the site, Horsford primary school is a little over 1km and Horsford surgery is 1.5km. Though there is no footpath on Drayton Lane, the rest of the village is well catered for pedestrian movement. Sewerage infrastructure upgrades are likely to be needed, including enhancement to the water recycling centre There are no concerns over loss of protected open space or high-quality agricultural land as it is grade 3, or flood risk. However, development of the site may have an impact on protected species Barbastelle bats colony

at ROAR Dinosaur Park (10km away) , but the impact could be reasonably mitigated or compensated. There is the Grade II listed The Lindens across Drayton Lane approx. 23 m away and further listed buildings to the east such as the Grade I church of all saints 250m away, which will require consideration. Despite some minor constraints, the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Horsford Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Horsham SF & Newton SF Suitability Assessment

Site reference: GNL0085R

LOCATION:

Poor Piece 80, Newton Street

District: Broadland

Site Area (Ha): 8.99

PROPOSED DEVELOPMENT:

Housing

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site is a 0.1ha greenfield land on Fairholme Rd, close to the junction with Newton St proposed for the development of two dwellings, this is a reduction in site area to the previously submitted site proposal. It is well related to services, and to the character of the village. Initial highway evidence has indicated that there are potential access constraints on the site allowing for frontage development only as Fairholme Road is private. Also, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. There are no concerns over contamination, ground stability, flood risk, ecology, landscape, or quality of agricultural land though careful consideration should be given to listed building to the south of the site. There are number of constraints but as these may be possible to mitigate. The original site has already been counted towards the land availability assessment, and 0.65ha of the site should be deleted from the HELAA bank to avoid double counting.

For the purposes of the HELAA capacity assessment this site is considered to be UNSUITABLE

**For the purposes of the HELAA capacity assessment this site is considered to be:
Unsuitable**

Parish: Horsham SF & Newton SF Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is inappropriate due to duplication for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Horsham SF & Newton SF Suitability Assessment

Site reference: GNL0125R

LOCATION:

Land to the west of West Lane

District: Broadland

Site Area (Ha): 2.29

PROPOSED DEVELOPMENT:

Housing

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Green
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This 2.3ha site is greenfield land bounded by A140, Church Road and West Lane. It is well-related to services and the character of the village. Initial highway evidence has indicated that the site could be considered suitable subject to provision of frontage footways and any required carriageway widening. Review of and improvements required to walking route to school, particularly at junctions en-route. Two vehicular accesses would be required to the site. There are no concerns over potential flood risk, loss of high-quality agricultural land, ecology, contamination or ground stability. However, other constraints include potential impact to the Ancient Monument, landscape character bounding the Horsham St Faith conservation area, scale of development proposed and noise. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment. This is a revised boundary to a previously submitted site. The original site as promoted was far larger than this revision so therefore to avoid double counting for the purposes of the HELAA the site has been marked as unsuitable

**For the purposes of the HELAA capacity assessment this site is considered to be:
Unsuitable**

Parish: Horsham SF & Newton SF Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	blank

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Horsham SF & Newton SF Suitability Assessment

Site reference: GNLP0482R

LOCATION:

Land east of Old Norwich Road. Horsham St Faiths

District: Broadland

Site Area (Ha): 5.44

PROPOSED DEVELOPMENT:

Housing

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This 5.44ha greenfield site is bounded by Old Norwich Road, Spixworth Road and Bullock Hill, the NDR is located approximately 400m to the south of the site. This is a reduction of 11.94ha in site area from the previously submitted site proposal of 17.38ha. It is well related to services and character of the village.

Initial highway evidence has indicated that there are potential access constraints on the site which could be overcome subject to Transport Assessment and implementation of any agreed mitigation measures. Highway extent at Crown Rd needs to be verified - visibility to west from Old Norwich Rd could be a concern. Access might be appropriate from a realigned Bullock Hill. Footway required at site frontages. This site could perhaps consider a comprehensive access strategy for 0482R, 4044, 4060, 4059, 4047 3028R & 3027R combined, along with appropriate highway improvements.

Also, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. The site is within adequate distance to utilities, requirements in relation to local network capacities & potential upgrades need to be determined. Other constraints include proximity to conservation area, potential impact to setting of listed buildings, archaeological surveys likely to be required, noise and proximity to Norwich Airport. There are number of constraints but as these may be possible to mitigate. The original site has already been counted towards the land availability assessment, and 11.94ha of the site should be deleted from the HELAA bank to avoid double counting.

For the purposes of the HELAA capacity assessment this site is considered to be:

Unsuitable

Parish: Horsham SF & Newton SF Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is inappropriate due to duplication for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Horsham SF & Newton SF Suitability Assessment

Site reference: GNL1054R

LOCATION:

Land off Manor Road

District: Broadland

Site Area (Ha): 1.55

PROPOSED DEVELOPMENT:

Housing

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This 1.55ha greenfield site off Newton Street and Manor Road, adjacent to existing housing allocation HNF1. This is a reduction of 3.95ha in site area from the previously submitted site proposal of 5.5ha. It is well related to services and character of the village. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained, not acceptable as a stand alone site with direct vehicular access to Manor Road. Other constraints include sections at risk of surface water flooding, particularly to eastern boundary of site. Impact to setting of listed building (within 400m to east of site), and historic environment record. There are number of constraints but these may be possible to mitigate. The original site has already been counted towards the land availability assessment, and 3.95ha of the site should be deleted from the HELAA bank to avoid double counting.

**For the purposes of the HELAA capacity assessment this site is considered to be:
Unsuitable**

Parish: Horsham SF & Newton SF Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	blank

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is inappropriate due to duplication for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Horsham SF & Newton SF Suitability Assessment

Site reference: GNLPSL2007R

Site Area (Ha): 4.34

LOCATION:

PROPOSED DEVELOPMENT:

District: Broadland

Employment

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is greenfield land bounded by A140 to the West and Church Street to the South. The site is proposed for Employment uses as an extension to the existing Southwell Road employment area. The site is a proposed enlargement to existing employment allocation HNF3. It is well-related to services and the character of the village. Initial highway evidence has indicated that the site could be considered suitable subject to access via Southwell Road and provision of a cycleway/footway at Church Street, to tie in with the existing facilities to the south and east. There are no concerns over potential flood risk, loss of high quality agricultural land, ecology, contamination or ground stability. However, other constraints include potential impact to the Ancient Monument, landscape character (site borders Horsham Meadows County Wildlife Site), scale of development proposed and noise. There are number of constraints but as these may be possible to mitigate. Removing the area already committed, approximately 0.75ha of the site is concluded as suitable for the land availability assessment. (See also GNLP4061)

For the purposes of the HELAA capacity assessment this site is considered to be: SUITABLE

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Horsham SF & Newton SF Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is 0.75ha appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Horsham St Faith Suitability Assessment

Site reference: GNL4027

LOCATION:

Off Manor Road

District: Broadland

Site Area (Ha): 0.67

PROPOSED DEVELOPMENT:

12+ dwellings

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Green
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This 0.7ha greenfield site is land off Manor Road. It is well-related to services and character of the village as linear development. Initial highway evidence has indicated that the site could be considered suitable subject to frontage development, provision of footway at the site frontage and improvement of the existing footway to a 3.0m cycleway/footway at the west side of Manor Road, between the site and the school. Also, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. Initial ecology comments suggest potential for protected species and opportunities for enhancements. Consideration of connectivity to wider landscape as there is potential to cause fragmentation. There are no concerns over potential flood risk, loss of high quality agricultural land, contamination or ground stability. However, other constraints include potential impact to listed buildings. There are number of constraints but as these may be possible to mitigate. The site has previously been submitted under reference GNL40246 with a slightly larger boundary (0.78ha) which was counted towards the land

availability assessment. 0.8ha of the site should be deleted from the HELAA bank to avoid double counting.

**For the purposes of the HELAA capacity assessment this site is considered to be:
Unsuitable**

Parish: Horsham St Faith Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is inappropriate due to duplication for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Horsham SF and Newton SF Suitability Assessment

Site reference: GNL4042

LOCATION:

West Farm

District: Broadland

Site Area (Ha): 12.28

PROPOSED DEVELOPMENT:

Housing

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Amber
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This 12.28ha site is greenfield land bounded by Old Norwich Road to the east and West Lane to the west. The A1270 Broadland Northway (NDR) bounds the site to the south. It is a significant increase of area to previously submitted site reference GNL40471 (1.21ha). Initial highway evidence has indicated that the site is unsuitable, it is remote with no network access, it would require highway improvement on third party land beyond the site. There are no known concerns over potential loss of high-quality agricultural land, ecology, contamination or ground stability. However, other constraints include sections at risk of surface water flooding (in the north of the site). In terms of heritage matters, the Horsham St Faith Conservation Area is 300 metres to the north, and the St Faith Priory Scheduled Monument is 400 metres to the north as well as proximity to grade II listed buildings. Due to the site's close proximity to the airfield there may be risk of contamination, this should be investigated. There are number of constraints including noise and proximity to adjacent proposed employment site (existing allocation), the NDR and Norwich Airport. This is an enlarged boundary to a previously submitted site. The original site has already been

counted towards the land availability assessment, therefore an additional 11.07ha is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Horsham SF and Newton SF Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Horsham SF and Newton SF Suitability Assessment

Site reference: GNL4043

LOCATION:

West Farm

District: Broadland

Site Area (Ha): 7.79

PROPOSED DEVELOPMENT:

Housing

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Amber
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is greenfield land bounded by Old Norwich Road to the west and A1270 Broadland Northway (NDR) to the west. Initial highway evidence has indicated that the site is unsuitable, it is remote with no network access, it would require highway improvement on third party land beyond the site. There are no known concerns over potential loss of high-quality agricultural land, ecology, contamination or ground stability. However, other constraints include sections at 1:1000 risk of surface water flooding (flow across the site). In terms of heritage matters, the Horsham St Faith Conservation Area is approximately 90 metres to the north, and the St Faith Priory Scheduled Monument is 470 metres to the north as well as proximity to grade II listed buildings. Due to the site's close proximity to the airfield there may be risk of contamination, this should be investigated. There are number of constraints including noise and proximity to NDR & Norwich Airport.

For the purposes of the HELAA capacity assessment this site is considered to be: **SUITABLE**

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Horsham SF and Newton SF Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Horsham SF and Newton SF Suitability Assessment

Site reference: GNLP4044

LOCATION:

West Farm

District: Broadland

Site Area (Ha): 2.67

PROPOSED DEVELOPMENT:

Housing

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This greenfield site is bounded by Spixworth Road, Calf Lane and Bullock Hill, the NDR is located approximately 250m to the south of the site. It is well related to services and character of the village. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development, subject to Transport Assessment. Also, subject to suitable footpath provision at site frontages, any potential impact on the functioning of local roads could be reasonably mitigated. Transport issues for this site could perhaps be assessed alongside GNLP0482R and GNLP4060 to consider a comprehensive access strategy. Patches of site at 1:100 & 1:1000 risk of surface water flooding in the east of the site. Other constraints include proximity to conservation area, listed buildings, archaeological surveys possibly required, noise and proximity to Norwich Airport. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Horsham SF and Newton SF Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Horsham SF and Newton SF Suitability Assessment

Site reference: GNL4046

LOCATION:

Meadow Farm Lane/Coltishall Lane

District: Broadland

Site Area (Ha): 6.5

PROPOSED DEVELOPMENT:

Housing

CONSTRAINTS ANALYSIS

Site Access	Red
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a 6.5 ha site stretching east of Horsham St Faith. The southern edge of the site abuts Coltishall Lane from which access is proposed. The Highways Authority raises concern, stating that as a stand-alone scheme the site is not suitable, but could be considered with other sites as part of a comprehensive access strategy. In terms of access to services and facilities, an existing footpath reaches the south-western corner of the site on Coltishall Lane. Facilities in the village are a walkable distance, and, for example, the primary school is 900 metres. Landscape considerations will include the site's elongated shape eastwards of the existing settlement and the gently sloping topography. Grade II listed buildings are near to the site. Specifically, these are 'The Lilacs' at approximately 75 metres and 'Meadow Farm House' at approximately 100 metres (measured to the nearest edge of GNL4046). An ecological consideration is Spixworth Bridge Meadows that is a distance of approximately 250 metres to the north and north-east. Habitat connectivity and the presence of protected species (badgers) are considerations. However, the site is at low risk of flooding, and there are no known constraints from utilities infrastructure, contamination, ground instability, or

potential loss of open space. Whilst recognising the constraints, as well as need for mitigations and highways improvements, the site is considered as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Horsham SF and Newton SF Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Horsham SF and Newton SF Suitability Assessment

Site reference: GNL4047

LOCATION:

Coltishall Lane/Spixworth Rd

District: Broadland

Site Area (Ha): 8.90

PROPOSED DEVELOPMENT:

Housing

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Amber
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a 8.9 ha site proposed for housing east of Horsham St Faith and slightly detached from the existing built edge of the village. The site is bounded on the north by Coltishall Lane and on the south by Spixworth Road. Vehicular access is proposed from Spixworth Road. The Highways Authority raises concern, stating that as a stand-alone scheme the site is not suitable, but could be considered with other sites as part of a comprehensive access strategy. In terms of access, the footpath along Coltishall Lane does not currently reach the site, but facilities in the Village are a walkable distance. For example, the primary school is approximately 1 km. Landscape considerations will include how the site is viewed against the existing built edge of Horsham, as well as the prominence of any development in the landscape. Although not directly affecting the site, some consideration may also be needed of Spixworth Bridge Meadows County Wildlife Site that is 400 metres to the north. Habitat connectivity and the presence of protected species (badgers) are considerations. In heritage terms, and also to the north, at a distance of approximately 200 metres and 350 metres respectively are two Grade II listed properties. However, the site is at low risk of flooding,

and there are no known constraints from utilities infrastructure, contamination, ground instability, or potential loss of open space. Whilst recognising the constraints, as well as need for mitigations and highways improvements, the site is considered as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Horsham SF and Newton SF Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Horsham SF and Newton SF Suitability Assessment

Site reference: GNL4059

LOCATION:

North of Spixworth Road

District: Broadland

Site Area (Ha): 9.36

PROPOSED DEVELOPMENT:

Housing

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Amber
Transport and Roads	Amber
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a 9.36 ha site proposed for 50-150 homes with open space. The land is located on the south-eastern edge of Horsham St Faith. On the northern boundary of the site is Coltishall Lane, to the west is Waterlor Road, to the south is Spixworth Road, and eastwards is greenfield land (promoted as GNL4047). Vehicular access is proposed from Spixworth Road. The Highways Authority raises some concern, noting the need for a transport assessment, possible carriageway widening, footways along site frontages, and also that GNL4059 could benefit from a comprehensive access strategy in conjunction with other promoted sites. In terms of proximity to services, facilities in the Village are a walkable distance. For example, the primary school is approximately 600 metres. No ecological designations affect GNL4059 but there is a pond, and areas with vegetation and trees that will need consideration. For a portion of the site, in two areas, regard will be needed to surface water flood risk. There is an area of designated open space at the north west of the site, however the proposal notes that areas of the site shall be retained for open space. There are no known constraints from utilities infrastructure, contamination, ground

instability. Whilst recognising that onsite constraints may limit the developable area, GNL4059 IS considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Horsham SF and Newton SF Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Horsham SF and Newton SF Suitability Assessment

Site reference: GNL4060

LOCATION:

South of Spixworth Road

District: Broadland

Site Area (Ha): 6.98

PROPOSED DEVELOPMENT:

Housing

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Amber
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This greenfield site is bounded by Spixworth Road to the north, Calf Lane to the west and Bullock Hill to the south, the NDR is located approximately 250m to the south of the site. It is well related to services and character of the village. Initial highway evidence has indicated that this is not suitable as a stand-alone site as it is not feasible to provide satisfactory walking/cycling facilities to access local facilities. This site could perhaps be considered as part of a comprehensive access strategy for 0482R, 4044, 4060, 4059, 4047 3028R & 3027R combined, along with appropriate highway improvements. The pub, post office and school in Horsham St Faith are within 1 km, there is no footpath access from the site.

Patches of site at 1:30, 10:100, 1:1000 risk of surface water flooding in the west of the site. Other constraints include proximity to conservation area and listed buildings. Another constraint is likely to be noise due to the proximity to the A1270 Broadland Northway and Norwich International Airport, however as the site is proposed for employment use the

impacts may be suitably mitigated. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Horsham SF and Newton SF Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Horsham SF and Newton SF Suitability Assessment

Site reference: GNL4061

LOCATION:

North of Abbey Farm Commercial Park

District: Broadland

Site Area (Ha): 0.74

PROPOSED DEVELOPMENT:

Employment

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is greenfield land located to the north of Abbey Farm Commercial Park, North of Church Street. The site is proposed for Employment uses as a further extension to the existing Southwell Road employment area. It is well-related to services and the character of the village. Initial highway evidence has indicated the site could be considered suitable subject to access via Southwell Road and provision of a cycleway/footway at Church Street, to tie in with the existing facilities to the south and east. There are no concerns over potential flood risk, loss of high-quality agricultural land, ecology, contamination or ground stability. However, other constraints include potential impact to the Ancient Monument, landscape character (site borders Horsham Meadows County Wildlife Site, scale of development proposed and noise. There are number of constraints but as these may be possible to mitigate. Removing the area already committed, approximately 0.9ha of the site is concluded as suitable for the land availability assessment. (See also GNLPSL2007R)

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Horsham SF and Newton SF Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Horsham SF and Newton SF Suitability Assessment

Site reference: GNLP3027R

LOCATION:

East of Manor Road

Site Area (Ha): 10.55

PROPOSED DEVELOPMENT:

Housing

District: Broadland

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Amber
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This revised greenfield site is now being promoted for 10.55ha from 2.62ha, for housing with additional land for water attenuation/drainage and green space use. The site, located east of Manor road, abuts the existing settlement boundary and has housing to the south and west with greenfield to the east and north. The site is reasonably located to services in Horsham St Faith; there are bus stops near the border of the site on Manor Road and St Faiths Church of England Primary School is similarly situated close to the site, the local Dr surgery is within 500m. Access is proposed from Manor Road, initial highway evidence considers the site may be suitable subject to Transport Assessment and implementation of any agreed mitigation measures. Access strategy to be agreed with Highway Authority and may require local improvements. Cycleway/footway required at Manor Road site frontage. No vehicular access to Mill Lane. Community car park required to support adjacent school and crematorium / ensure Manor Road remains clear of parked vehicles, enabling safe

access to the site. Perhaps consider a comprehensive access strategy for 0482R, 4044, 4060, 4059, 4047 3028R & 3027R combined, along with appropriate highway improvements.

Grade II listed Mill Farm House is within 50m of the south east boarder buildings. Grade II listed The Oaks and The Lilacs are nearby to the south, however these are separated from the site by existing development at Mill Lane. The site borders Spixworth Bridge Meadows County Wildlife Site to the east and is within 300m of Horsham Meadows County Wildlife Site to the west - ecology comments received suggest consideration of enhancements to link County Wildlife Sites, and woodland to the north recommended. (with GNLP 3028R, GNLP4046; GNLP 4047 has potential to reduce connectivity - connectivity and habitat for badgers should be considered as records located either side of these site proposed allocations. In combination with GNLP 3027R potential to fragment habitats as gap between settlements reduced.

This site is a significant increase in size to the previously submitted boundary, a large proportion of the site is within Flood Zone 3 to the south/south east due to the river running through the site and there is risk of flooding from surface water across the north, east and south boundaries, however development could be located on land in floodzone one adjacent to Manor Road. Mature trees and hedging on the boundaries of the site along with utility poles and a utility building at the western border of the site require consideration. Other considerations include the proximity to Norwich airport. There are no concerns over contamination, ground stability or quality of agricultural land. This is an enlarged boundary to a previously submitted site. The original site has already been counted towards the land availability assessment, therefore an additional 7.92ha is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Horsham SF and Newton SF Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 6-10 years (April 2021 to March 2026)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is 7.92ha appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Horsham SF and Newton SF Suitability Assessment

Site reference: GNLP3028R

LOCATION:

North of Meadow Farm Lane

Site Area (Ha): 12.05

PROPOSED DEVELOPMENT:

Housing

District: Broadland

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The revised greenfield site is now being promoted for 12.05ha for housing (20-25 dwellings) with additional land for water attenuation/drainage and green space. This site was previously assessed in the HELAA for a significantly smaller site area of 1.95ha.

The site is bounded by Meadow Farm Lane to the south, Mill Lane to the west and East Farm Lane to the east. The existing settlement boundary abuts the western boundary of the site; it is reasonably located to services in Horsham St Faith; there are bus stops on Norwich road 600m to the west and St Faiths Church of England Primary School is situated 800m away, the local Dr surgery is within 650m.

Access is proposed from Meadow Farm Lane, which is a single-track country road ranging from 30-60mph and without a footpath. Initial highway evidence considers the site is not considered suitable as a stand-alone site as the highway is not of a suitable standard. This site could perhaps be considered as part of a comprehensive access strategy for 0482R,

4044, 4060, 4059, 4047 3028R & 3027R combined, along with appropriate highway improvements.

There are four nearby Grade 2 listed buildings all within 40m (The Oaks, The Lilacs, Mill Farm House and Meadow Farm House) Development of the site could have a detrimental impact on designated heritage assets, but the impact could be reasonably mitigated.

There are potential ecology constraints related to this site for protected species. The site is adjacent Horsham Meadows County Wildlife Site and Spixworth Bridge Meadows County Wildlife Site (which covers sections of the northern boundary) - consideration of enhancements to link County Wildlife Site, and woodland to the north is recommended. (with GNLP 3028R, GNLP4046; GNLP 4047 has potential to reduce connectivity - connectivity and habitat for badgers should be considered as records located either side of these site proposed allocations.

The site is largely in Flood Zone 1, a small area to the north of the site fall into floodzone 2 & 3. Other than small strips on the western and northern boundaries it has small areas at risk from surface water flooding.

There are mature trees spread throughout the border of the site, as well as a utility pole to the south east. Other considerations include the proximity to Norwich airport and the public right of way to the north of the site. There are no concerns over contamination, ground stability or quality of agricultural land.

Although there are a number of constraints on this site, they may be possible to mitigate through development. This is an enlarged boundary to a previously submitted site. The original site has already been counted towards the land availability assessment, therefore an additional 10.10ha is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Horsham SF and Newton SF Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 6-10 years (April 2021 to March 2026)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is 10.10ha appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Horstead Suitability Assessment

Site reference: GNL4020

LOCATION:

Buxton Road

District: Broadland

Site Area (Ha): 1.79

PROPOSED DEVELOPMENT:

25 dwellings

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Red
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This is a 1.79ha greenfield site north of Buxton Road/B134 proposed for 25 dwellings to the north part of the village. The site abuts residential development to the east and opposite side of the road, with greenfield land to the west and north of the site, as well as the river Bure running through. Development here would extend the village further north, therefore not well related to services as Horstead relies on Coltishall for facilities. Initial Highways advice indicates that subject to transport statement and implementation of any agreed measures. Safe access to be provided as agreed with the highway authority. Footway to be provided for full extent of site frontage, extending eastwards to join with existing facility. Removal of frontage hedge and trees likely to be required both for visibility and development must be visible from the road to support the existing 30mph speed limit. There is a bus stop 550m from the site on Norwich Road, Coltishall Primary school and the medical centre are 1.7km. There are pathways from Buxton Road to access these, as well as a public right of way which runs through the site. The site lies within the County Wildlife Site adjacent to All Saints' Church with potential impact for protected species, the church itself is

a grade II* listed building 100m east of the site, and the grade II listed Church Cottages is a further 50m east of the church. Within the Church grounds is the listed Veteran Yew Tree. The north of the site abuts the river Bure and about 20% is within medium to high flood risk zones 2 and 3 as well as being medium-high food risk from river. There are no concerns over contaminated land, loss of open space or high-quality agricultural land as it is grade 3. There are number of constraints affecting this site particularly, its lack of accessibility to core services and so its concluded unsuitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Horstead Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Lingwood Suitability Assessment

Site reference: GNLP4016

LOCATION:

East of Station Rd

District: Broadland

Site Area (Ha): 1.60

PROPOSED DEVELOPMENT:

up to 50 dwellings

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a 1.6 ha site to the east of Station Road, between Lingwood Primary School to the south and a dairy farm to the north. The land is promoted in two parcels with a range of options consisting of up to 40-50 dwellings, or possibly a supported housing / residential care home facility on part of the site. Initial highways evidence indicates concerns over achieving a suitable visibility splay for the access and removal of existing hedgerow. The site is in flood zone 1 and is at low risk of surface water flooding. There are no known constraints from utilities infrastructure, contamination or ground instability, or potential loss of open space, There are no ecological designations affecting the site, although if developed some hedgerow fronting Station Road may have to be removed. A further consideration is the land classification as Grade I for agricultural. Although the site has some constraints, it is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Lingwood Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 6-10 years (April 2021 to March 2026)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Lingwood Suitability Assessment

Site reference: GNL4051

LOCATION:

Further south of Lodge Road

District: Broadland

Site Area (Ha): 4.25

PROPOSED DEVELOPMENT:

14 live work units, 1260 m2 B1

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a 4.25 ha site on the south SIDE of Lodge Road, at the north-eastern edge of Lingwood. The northern portion of the site has the benefit of planning permission for seven live/work homes and standalone offices (20150754). The promoter is seeking to extend the development across the entire site by a further 14 live/work units and 3,000 sqm of commercial space. Access would be from Lodge Road. Initial highways evidence indicates notes access being via GNL40067 and that a footpath link is required at Lodge Road to link to the existing route at Elm Road. The site is in flood zone 1, with an area at risk of surface water on the north-eastern boundary for which an attenuation basin is proposed with the permitted development. There are no known constraints from utilities infrastructure, contamination or ground instability, or potential loss of open space. There are no notable heritage considerations, or implications from neighbouring uses; but it is noted that the Grade II Lingwood Lodge is 200 metres to the north-east, and to the east there is Rola-Trac manufacturing. Another consideration is the Grade I agricultural status of the land. Although the site has some constraints, it is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Lingwood Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 6-10 years (April 2021 to March 2026)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 6-10 years (April 2021 to March 2026)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Little Melton Suitability Assessment

Site reference: GNLP1023BR

Site Area (Ha): 16.05

LOCATION:

Little Melton Business Park - Site B (land to east

PROPOSED DEVELOPMENT:

Food hub

District: South Norfolk

CONSTRAINTS ANALYSIS

Site Access	Green
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Amber
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This greenfield site is north of Hethersett, adjacent to existing employment and promoted for employment. Initial Highways Authority comments require access via Burnthouse Lane, a detailed masterplan, transport statement, comprehensive access strategy and mitigation to prevent traffic through the village and widen the road. It has recently been significantly increased in size. High voltage cables and pylons cross the southern part of the site E-W. Some areas within the site are at risk of surface water flooding (1 in 30, 1 in 100, 1 in 1000). The site is in the EA Groundwater Source Protection Zone and in Grade 2 agricultural land. Development may impact on protected species (badger). The site is in Old Buckenham airport safeguarding zone. Although there are numerous constraints on the site, these could reasonably be mitigated. However, much of the site has already contributed to the HELAA availability assessment, so only an additional 6ha should be included this time.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Little Melton Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Immediately	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is the additional area of 6ha is considered appropriate for the HELAA bank for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Loddon Suitability Assessment

Site reference: GNLP4028

LOCATION:

North of Beccles Road

District: South Norfolk

Site Area (Ha): 4.56

PROPOSED DEVELOPMENT:

120 dwellings and employment

CONSTRAINTS ANALYSIS

Site Access	Green
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This greenfield site to the east of Loddon is promoted for housing and employment use. The Highways Authority are likely to require a transport assessment and masterplan. There are some areas within site are at risk of surface water flooding (1 in 30, 1 in 100, 1 in 1000). The site is in Grade 3 agricultural land and within a SSSI impact zone. Although there are constraints, the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Loddon Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 6-10 years (April 2021 to March 2026)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Loddon Suitability Assessment

Site reference: GNLP4029

LOCATION:

North and south of Norton Road

District: South Norfolk

Site Area (Ha): 6.03

PROPOSED DEVELOPMENT:

125 dwellings

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This two-part greenfield site to the east of Loddon is promoted for housing. Initial Highways Authority comments that Norton Road is not suitable for development traffic but the south site may be accessed via 0312. There is a small area at northern boundary and within site to the east at risk of surface water flooding (1 in 30, 1 in 100, 1 in 1000). The site is in Grade 3 agricultural land and the northern site is adjacent to the Broads Authority area, with potential impacts on the sensitive Broads landscape. Two listed buildings lie to the east of the site. The site is within a SSSI impact zone and a PRoW runs along the site's northern boundary. Although there are several constraints, the site is considered suitable in terms of contributing to the land availability study.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Loddon Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 6-10 years (April 2021 to March 2026)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Long Stratton Suitability Assessment

Site reference: GNLP4033

LOCATION:

South of Flowerpot Lane

District: South Norfolk

Site Area (Ha): 33.79

PROPOSED DEVELOPMENT:

Whole site, 700 dwellings, community facilities

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is an area of land promoted for residential development to the south of Long Stratton, and on the western side of the A140. Two options are given for development. GNLP4033 is the whole site, measuring 33.79 ha, proposed for 700 dwellings, community facilities, public open space, landscaping and associated infrastructure. GNLP4034 is the northern portion of the site, measuring 7.48 ha, proposed for 150 dwellings, public open space, landscaping and associated infrastructure. It is noted that an adjacent site promoted as GNLP0509, and capable of providing access to GNLP4033/GNLP4034 via St Mary's Road, was the subject of a planning application for 52 dwellings. Application 2017/0810 on GNLP0509 was refused in September 2018 for amongst other reasons a 5-year land supply being in place (and the decision was upheld on appeal in August 2019). However, other potential access points where GNLP4033/GNLP4034 abuts the highway network include from Alexander Close, Flowerpot Lane, Limetree Avenue, and possibly Ipswich Road (A140). Initial highways evidence raises concern over the suitability of the network at Flowerpot Lane and for traffic

signals on the A140. The edge of settlement location means GNL4033/4034 is accessible to facilities and services in Long Stratton. For example, Manor Field Infant School is approximately 700 metres from the northern edge of the site/s. To the south-east are two Grade II listed buildings, adjacent to the A140, called Poplars Farmhouse and Cherry Tree Farmhouse that will need consideration. Another consideration is the public right of way that follows the western boundary of the site/s. No ecological designations affect GNL4033/4034 but regard is needed to Tree Preservation Orders at the edges of the site and near potential access points, such as Alexander Close, Flowerpot Lane, and Limetree Avenue. The land is of Grade 3 agricultural value and commands a slightly elevated position, creating both townscape and landscape considerations. However, there are no significant areas of flood risk, and no known constraints from contamination, ground instability, or potential loss of open space. In conclusion, the site is considered as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Long Stratton Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Long Stratton Suitability Assessment

Site reference: GNL4034

LOCATION:

South of Flowerpot Lane

District: South Norfolk

Site Area (Ha): 7.48

PROPOSED DEVELOPMENT:

Northern site, 150 dwellings, open space

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is an area of land promoted for residential development to the south of Long Stratton, and on the western side of the A140. Two options are given for development. GNL4033 is the whole site, measuring 33.79 ha, proposed for 700 dwellings, community facilities, public open space, landscaping and associated infrastructure. GNL4034 is the northern portion of the site, measuring 7.48 ha, proposed for 150 dwellings, public open space, landscaping and associated infrastructure. It is noted that an adjacent site promoted as GNL0509, and capable of providing access to GNL4033/GNL4034 via St Mary’s Road, was the subject of a planning application for 52 dwellings. Application 2017/0810 on GNL0509 was refused in September 2018 for amongst other reasons a 5-year land supply being in place (and the decision was upheld on appeal in August 2019). However, other potential access points where GNL4033/GNL4034 abuts the highway network include from Alexander Close, Flowerpot Lane, Limetree Avenue, and possibly Ipswich Road (A140). Initial highways evidence raises concern over the suitability of the network at Flowerpot Lane and for traffic signals on the A140. The edge of settlement location means GNL4033/4034 is accessible to

facilities and services in Long Stratton. For example, Manor Field Infant School is approximately 700 metres from the northern edge of the site/s. To the south-east are two Grade II listed buildings, adjacent to the A140, called Poplars Farmhouse and Cherry Tree Farmhouse that will need consideration. Another consideration is the public right of way that follows the western boundary of the site/s. No ecological designations affect GNL4033/4034 but regard is needed to Tree Preservation Orders at the edges of the site and near potential access points, such as Alexander Close, Flowerpot Lane, and Limetree Avenue. The land is of Grade 3 agricultural value and commands a slightly elevated position, creating both townscape and landscape considerations. However, there are no significant areas of flood risk, and no known constraints from contamination, ground instability, or potential loss of open space. In conclusion, the site is considered as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Long Stratton Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Norwich Suitability Assessment

Site reference: GNLP0133BR

LOCATION:

UEA, University Drive West (Earlham Hall)

District: Norwich

Site Area (Ha): 1.29

PROPOSED DEVELOPMENT:

UEA

CONSTRAINTS ANALYSIS

Site Access	Green
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Green
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is one of a number of land parcels (A-Green) within and adjoining the University campus. Site B immediately adjoins Earlham Hall and falls within the area currently allocated for exemplar business development, the first phase of which has been completed. The site is accessible to all local services and facilities. There are no known constraints from utilities infrastructure, utilities capacity, flood risk or contamination/ground stability. There are no nationally protected landscapes in the immediate vicinity although potential to affect the setting of Earlham Hall (grade 2* listed), the walls of the garden (separately listed grade 2), the adjoining registered historic parkland and the surrounding conservation area. Initial highway evidence has highlighted that potential access constraints could be overcome through development subject to transport assessment and implementation of agreed measures. The site boundary has been revised since the previous HELAA assessment to omit the Earlham Hall area to the West and include the area of land to the East connecting to University Drive. The site was previously subject to planning permission which has now expired and is subject to an existing allocation for a similar form of development,

consequently it will not contribute any additional development capacity for the purposes of the HELAA analysis.

For the purposes of the HELAA capacity assessment this site is considered to be:

Unsuitable

Parish: Norwich

Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Immediately	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is inappropriate due to duplication and 0.32ha to be removed from the HELAA bank for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Norwich Suitability Assessment

Site reference: GNLP0133DR

LOCATION:

UEA, Land south of Suffolk Walk

District: Norwich

Site Area (Ha): 3.94

PROPOSED DEVELOPMENT:

UEA

CONSTRAINTS ANALYSIS

Site Access	Green
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Green
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is one of a number of land parcels (A-G) within and adjoining the University campus. Site D is on the southern edge of the campus south of Suffolk Walk and is allocated for campus expansion. The site is accessible to local services and facilities. Anglian water advise that there are existing foul and surface water sewers which require consideration as part of the site layout and design. There are no known constraints from utilities capacity, flood risk or contamination/ground stability. There are no nationally protected landscapes in the immediate vicinity although development has the potential to adversely affect the setting of the listed UEA campus buildings which are part of the original Lasdun design concept, the UEA Broad (a County Wildlife Site) and locally protected river valley landscape. There is evidence of prehistoric archaeological deposits on site. Initial highway evidence has highlighted that potential access constraints could be overcome through development subject to transport assessment and implementation of agreed measures. The site is considered suitable for the land availability assessment. The site boundary has been revised since the previous HELAA assessment to include additional land to the North / North-West

of the site. The Southern element of the site is subject to an existing planning permission or allocation for a similar form of development, the additional land under consideration is not subject to existing planning permission or allocation. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Norwich

Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Immediately	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is 1.19ha appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Norwich Suitability Assessment

Site reference: GNLP0409R

LOCATION:

Land at Barrack Street

Site Area (Ha): 2.25

PROPOSED DEVELOPMENT:

Residential (including residential care homes), offices and managed workspace, ancillary retail and professional uses (A1 and A2), restaurants, cafes and bars (A3 and A4) and associated car parking

District: Norwich

CONSTRAINTS ANALYSIS

Site Access	Green
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Amber
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This 2.25ha brownfield riverside site close to the city centre at Barrack Street, with access taken from Gilder’s Way was previously assessed over a larger boundary including land to the west to Whitefriars. This area which is subject to commenced planning approval reference 18/01286/F has been omitted. The site is proposed for a range of uses including: residential, (including residential care homes), offices and managed workspace, ancillary retail and professional uses (A1 and A2), restaurants, cafes and bars (A3 and A4) and associated car parking. Given the city centre location of the site, it has good access to key services and workforce catchment. No comments have been received from The Highways Authority at this time. There is potential contamination on the site as it was formerly a factory/print works, a large proportion of the site is in Flood Zone 2 and at risk of surface

water flooding. There are landscape issues as the site is adjacent to Broads Authority area at the river and is further constrained by TPOs and group/site TPOs, the city centre conservation area lays just outside the boundary of the site to the south and west. There are no statutory or locally listed buildings on site. The city walls & towers (scheduled monuments) lay just outside the site boundary to the west. There are no ecological constraints and no loss of publicly accessible open space. The site has some constraints, but it is considered that these could be mitigated through development.

**For the purposes of the HELAA capacity assessment this site is considered to be:
Unsuitable**

Parish: Norwich

Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Immediately	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is inappropriate due to duplication for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Norwich Suitability Assessment

Site reference: GNLP2159

LOCATION:

Land at 84-120 Ber Street, 147-153 Ber Street
and Mariners Lane Car Park

District: Norwich

Site Area (Ha):

PROPOSED DEVELOPMENT:

Housing

CONSTRAINTS ANALYSIS

Site Access	n/a
Accessibility to Services	n/a
Utilities Capacity	n/a
Utilities Infrastructure	n/a
Contamination and Ground Stability	n/a
Flood Risk	n/a
Market Attractiveness	n/a

IMPACTS ANALYSIS

Significant Landscapes	n/a
Sensitive Townscapes	n/a
Biodiversity and Geodiversity	n/a
Historic Environment	n/a
Open Space and GI	n/a
Transport and Roads	n/a
Compatibility with neighbouring Uses	n/a

SITE SUITABILITY CONCLUSIONS

n/a

**For the purposes of the HELAA capacity assessment this site is considered to be:
Unsuitable**

Parish: Norwich

Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Beyond 2031	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Beyond 2031	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Norwich Suitability Assessment

Site reference: GNL3053

LOCATION:

Land at Carrow Works

District: Norwich

Site Area (Ha): 20

PROPOSED DEVELOPMENT:

Residential led mixed use development

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Amber
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Amber
Transport and Roads	Amber
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a 20ha site proposed for Residential led mixed-use development including a minimum of 1200 homes, community, education and leisure facilities, local employment and retail, local greenspace, biodiversity areas and recreational open space. The site is located within the East Norwich Strategic Regeneration Area of Norwich City. This former employment site is geographically close to Norwich city centre including Riverside Large District centre. The site adjoins the river Wensum which falls within the Broads Authority area, only a small portion of the northern boundary of the site adjacent to the river is at moderate to high risk of flooding; the majority of the site falls within flood zone one which is at low risk of flooding, however contains patches of risk from surface water flooding.

There are potential townscape impacts on heritage assets within and adjoining the site; the western boundary extending into the centre of the site is within the Bracondale conservation area, the southern tip is within the Trowse conservation area. There is a

scheduled ancient monument, one grade 1 and three grade 2 statutory listed buildings, as well as a collection of locally listed buildings.

Ecological constraints relate to the site's proximity to habitats in the Broads. Part of the land is within the 3,000 metre buffer distance to SSSI (Sites of Special Scientific Importance), Ramsar and National Nature Reserve designations. Also, approximately 300 metres to the east is Carrow Abbey Marsh County Wildlife Site and 300m from Local Nature reserves. The site contains areas of open space and green infrastructure to the centre and west. There is one veteran tree within the site. North West corner of site falls within SSSI Impact Risk Zone – Residential.

There are no known constraints from utilities infrastructure or ground instability. There are no known constraints regarding contamination, however considering the industrial use of the site this should be investigated.

Although the site has some constraints, it is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Norwich

Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Norwich Suitability Assessment

Site reference: GNLP3054

LOCATION:

St Mary's Works and St Mary's House

District: Norwich

Site Area (Ha): 1.05

PROPOSED DEVELOPMENT:

Mixed-use development

CONSTRAINTS ANALYSIS

Site Access	Green
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Green
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is proposed for residential-led mixed use development on a brownfield site on Duke Street (bordering St. Crispins Road, Coslany Street, St. Marys Plain and St Martins Lane). Given the city centre location of the site, it has good access to key services and workforce catchment. No comments have been received from The Highways Authority, but it is assumed that a suitable access could be achieved and that local roads could absorb any increase in traffic. The site is bordered by Flood Zone 2 to the South West and North, and the West of the site is partially within Flood Zone 2 and has surface water flood risk at 1:30 which may affect access decisions. The site, occupied by a locally listed building, is in the city centre conservation area. There are numerous locally and statutory listed buildings surrounding the site (including Church of St Martin at Oak to the north boundary and Church of St. Mary to the south boundary, both of which are Grade 1), which would influence any scheme on the site. There are scheduled monuments near the site, and a SSSI within 3km. Although the site is constrained, the majority is considered suitable for the land

availability assessment, although it is important not to double count the existing commitment.

The site is subject to planning permission for a similar form of development, consequently it will not contribute any additional development capacity for the purposes of the HELAA analysis.

For the purposes of the HELAA capacity assessment this site is considered to be UNSUITABLE

**For the purposes of the HELAA capacity assessment this site is considered to be:
Unsuitable**

Parish: Norwich

Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:

(timescales have not been specified by the proposer if these fields left blank)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Norwich Suitability Assessment

Site reference: GNL4056

LOCATION:

Carrow Bridge House

District: Norwich

Site Area (Ha): 0.10

PROPOSED DEVELOPMENT:

11 Storey block, 120 flats, restaurants

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Red
Open Space and GI	Red
Transport and Roads	Amber
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is Amber 0.1ha site proposed for a high-density residential-led mixed-use development including 120 dwellings, on the Carrow Bridge House site at the junction of Carrow Road and King Street.

Given the city centre location of the site, it has good access to key services and workforce catchment.

Access is proposed from Carrow Road or King Street. The Highways Authority have stated that this site needs to be considered in conjunction with the East Norwich study. The site has no access to the network, it is not feasible to include provision for vehicular provision for access/servicing. There is no suitable location for pedestrian crossing to provide safe route to local facilities.

Considerations include the constraints to townscape matters; the site lies within the City Centre conservation area and borders the Bracondale conservation area to the south and

east. There are numerous Grade 2 listed buildings nearby. Historic Environment comments state: We regard Carrow Bridge and Carrow Bridge House as undesignated heritage assets whose group value would suffer substantial harm if Carrow Bridge House were to be demolished. Historic England will doubtless want to comment on setting issues related to the Boom Tower and city walls which are designated as scheduled monuments.

Environmental comments state that there is potential for bats. Consideration of lighting (of river) and enhancements such as green roofs, bird and bat boxes

The site contains Open Space which is protected in the adopted Local Plan and there is a SSSI within 3km

The site adjoins the river Wensum which falls within the Broads Authority area, only a small portion of the northern boundary of the site adjacent to the river is at moderate to high risk of flooding; the majority of the site falls within flood zone one which is at low risk of flooding. Surface water flooding at 1:1000 flows along King Street & Carrow Road to the boundary of the site.

Due to the significant constraints, the site is considered unsuitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be UNSUITABLE

**For the purposes of the HELAA capacity assessment this site is considered to be:
Unsuitable**

Parish: Norwich

Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 6-10 years (April 2021 to March 2026)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:		

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Poringland Suitability Assessment

Site reference: GNLP0280R

LOCATION:

Cherry Trees, Bungay Road

District: South Norfolk

Site Area (Ha): 2.55

PROPOSED DEVELOPMENT:

Care home and care bungalows

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This partly brownfield site, lying to the south of the village, has been increased from 2.17 to 2.55ha and is proposed for a care home and care bungalows. Initial Highways Authority comments state development would require footway improvement. A small part of the site's northern boundary is at risk of surface water flooding (1 in 30, 1 in 100, 1 in 1000). The site is in the EA Groundwater Source Protection Zone and Grade 3 agricultural land. 0.4ha can be considered suitable for land availability purposes.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Poringland Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is 0.4ha of additional land can be considered suitable for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Poringland Suitability Assessment

Site reference: GNL4032

LOCATION:

Green Fall

District: South Norfolk

Site Area (Ha): 0.57

PROPOSED DEVELOPMENT:

Up to 5 dwellings

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This greenfield site to the east of Poringland is promoted for housing. Initial Highways Authority comments raise concerns about site access from Green Fall. A small area within the site is at risk of surface water flooding (1 in 1000). The site is in the EA Groundwater Source Protection Zone and Grade 3 agricultural land. Site is adjacent to priority woodland habitat. These constraints could likely be mitigated and the site is considered suitable for land availability purposes.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Poringland Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Immediately	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Rackheath Suitability Assessment

Site reference: GNLP4001

LOCATION:

Land at Home Farm

Site Area (Ha): 8.90

PROPOSED DEVELOPMENT:

82 dwellings plus open space

District: Broadland

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Amber
Transport and Roads	Green
Compatibility with neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This greenfield site 8.9ha, proposed for 82 dwellings and public open space off Wroxham Road and approx. 150-200 m south from the NDR roundabout where noise is likely to be an issue. It is also situated within the landscape buffer in the NE GT AAP, between Sprowston and Rackheath to create definition of the southern extent of the landscape setting to the future build edge of Norwich therefore it is considered unsympathetic to the character of the area.

Access is proposed from Wroxham Road which is potentially constrained by the 50mph limit and the surrounding mature trees and hedgerows, which could be overcome through development though development of the site. Initial Highways considers the site remote and advice highlights the lack of walking/cycling provision to the catchment primary school which is likely to result in an increase use of unsustainable transport as the nearest bus stop 1.1km away, Willow Wood Surgery 2.5km away and limited local shops. There are no

concerns over potential contamination, ground stability, flood risk or loss of high-quality agricultural land as it is grade 3. However, consideration would need to be given to the grade II listed Rackheath Hall and its bridge located 800m to the south, the grade II listed Gateway to Rackheath Park 200m to the west, and the Tollshill Wood which is a County Wildlife Site and ancient woodland 200m to the west, and which contains a veteran Hornbeam tree approximately 600m from the site and a TPO on the north east edge of the site.

Other constraints include sewerage infrastructure upgrades required to serve proposed growth. Whilst there are constraints, these may be possible to mitigate and so the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Rackheath Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Reedham Suitability Assessment

Site reference: GNLP4025

LOCATION:

North of Church Road

District: Broadland

Site Area (Ha): 0.95

PROPOSED DEVELOPMENT:

12 dwellings

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a 0.95 ha greenfield site that could lend itself to frontage development along Church Road. Access from Church Road would likely require highways alterations to be acceptable, but this could probably be overcome through development. The Highways Authority also raises concern about the surrounding road network. In terms of access to services there is a bus service, shop and GP surgery within a reasonable distance although there is no footpath along Church Road so pedestrian access may be difficult. The Broads Authority area is nearby but there are minimal other landscape or townscape constraints. The Grade II listed Witton Farmhouse lies opposite the site but this appears to be well screened by trees so impact on the setting would be limited. There are no known constraints from contamination, ground stability or flood risk and no loss of open space or GI (Anglian Water comments needed re utilities). Overall this site appears to have limited constraints and is therefore considered to be suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Reedham Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Reepham Suitability Assessment

Site reference: GNLP0353R

LOCATION:

North and south of B1145 and Dereham Rd

District: Broadland

Site Area (Ha): 6.24

PROPOSED DEVELOPMENT:

50 dwellings, gp expansion, relocate local employer

CONSTRAINTS ANALYSIS

Site Access	Green
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site has been reduced and is now proposed for 50 dwellings with open space, potential expansion of the adjacent GP surgery and relocation of a local employer. There are many services within walking distance. Initial highway evidence has indicated constrained footway capacity and visibility issues. There are areas at risk of surface water flooding, but with a site of this size, these could be avoided. Sewerage upgrades are likely to be needed, and there may be a need to mitigate impact on the conservation area and protect tree belts. There are no known constraints from utilities infrastructure, contamination or ground instability, and development here would not affect a designated landscape or public open space. There are a number of constraints but the site is considered suitable for the land availability assessment. However the site has already been included in the HELAA bank at a larger boundary. Therefore, approximately 5ha of land needs to be removed from the HELAA bank.

**For the purposes of the HELAA capacity assessment this site is considered to be:
Unsuitable**

Parish: Reepham Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Reepham Suitability Assessment

Site reference: GNL4009

LOCATION:

Land at Worlds End Lane

District: Broadland

Site Area (Ha): 2.19

PROPOSED DEVELOPMENT:

58 dwellings

CONSTRAINTS ANALYSIS

Site Access	Green
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This greenfield site is in the north of the town and is promoted for housing. Initial Highways Authority comments require a transport statement and evidence of visibility at site access, plus highway and footway improvements. The site is in the EA Groundwater Source Protection Zone and in Grade 2 agricultural land. A small part of the site is within a SSSI impact zone and a PRoW runs along the site's southern boundary. Although there are constraints, the site is considered suitable for the land availability assessment

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Reepham Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Reepham Suitability Assessment

Site reference: GNLP4019

LOCATION:

Greens

District: Broadland

Site Area (Ha): 5

PROPOSED DEVELOPMENT:

160 units retirement village, community hub, wellness centre, care home, dwellings

CONSTRAINTS ANALYSIS

Site Access	Green
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This greenfield site lies to the north-west of the town and is promoted for a care home, retirement village and housing. Initial Highways Authority comments raise concerns about footpath/cycleway capacity. The sites eastern and western boundaries, and a small area within the site, are at risk of surface water flooding ((1 in 30, 1 in 100, 1 in 1000). The site is in the EA Groundwater Source Protection Zone and Grade 2 agricultural land. PRow on 2 sides of site. Marriotts Way CWS runs along the site's southern boundary and a PRow touches the western corner. Although there are significant constraints, these could reasonably be mitigated and the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Reepham Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Immediately	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Reepham Suitability Assessment

Site reference: GNLP4055

LOCATION:

South of the high school, Whitwell Road

Site Area (Ha): 0.84

PROPOSED DEVELOPMENT:

School playing field

District: Broadland

CONSTRAINTS ANALYSIS

Site Access	n/a
Accessibility to Services	n/a
Utilities Capacity	n/a
Utilities Infrastructure	n/a
Contamination and Ground Stability	n/a
Flood Risk	n/a
Market Attractiveness	n/a

IMPACTS ANALYSIS

Significant Landscapes	n/a
Sensitive Townscapes	n/a
Biodiversity and Geodiversity	n/a
Historic Environment	n/a
Open Space and GI	n/a
Transport and Roads	n/a
Compatibility with neighbouring Uses	n/a

SITE SUITABILITY CONCLUSIONS

n/a

**For the purposes of the HELAA capacity assessment this site is considered to be:
Unsuitable**

Parish: Reepham Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:

(timescales have not been specified by the proposer if these fields left blank)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Salhouse Suitability Assessment

Site reference: GNLP4024

LOCATION:

Equestrian Centre

District: Broadland

Site Area (Ha): 1.5

PROPOSED DEVELOPMENT:

15-20 dwellings

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Amber
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Green
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site is currently used as an equestrian centre, immediately to the rear of properties fronting Lower Street. Access would be via the current driveway to the equestrian centre on Lower Street, although initial highway advice has raised some concerns about its suitability. The site has reasonable access to services with the primary school and bus stops within 200m. Flood risk has been scored as amber as almost half the site is subject to surface water flood. The site has scored amber for townscape and historic environment as it is adjacent to the conservation area and near to a cluster of grade II listed buildings on Lower Street and as well as the Grade I Listed Church of All Saints. The site has also scored amber for biodiversity and geodiversity due to its location in the SSSI impact zone and proximity to Street Wood CWS. County Ecology have flagged up the potential for protected species and opportunities for enhancement. Landscape issues will also need to be considered due to its location near to the Broads Authority area. There would be no loss of open space or GI but there is a Public Right of Way running beside the site which will need

to be protected. A number of constraints have been identified but subject to being able to overcome these this site is considered to be suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Salhouse Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Spooner Row Suitability Assessment

Site reference: GNL4057A

LOCATION:

Silfield Garden Village

District: South Norfolk

Site Area (Ha): 454.80

PROPOSED DEVELOPMENT:

Silfield Garden village - Core Development Area

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Amber
Contamination and Ground Stability	Amber
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Amber
Biodiversity and Geodiversity	Red
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This is a greenfield revised site of 454.8 ha proposed for a new settlement of some 6,500 dwellings at Silfield north and south of the A11. The revised site incorporates a number of sites referenced as GNL2168 (340 ha (were only 250 ha considered suitable), 0515 (113 ha were only 95 ha considered suitable), 0402 (26.87 ha) , 0403 (13.30 ha) which total 493.17 ha /385.71 ha suitable . These individual sites have been subject to HELAA assessment and consultation as such these conclusions remain valid.

However, recently the site boundary was revised to encompass these sites and to include additional land to the west of Compass Road part of GNL0403 as well as, further land to the south reflected in revised site references.

At present there are no services nor employment opportunities accessible to pedestrians from the site, but a new settlement would be expected to provide these, as well as significant utilities infrastructure including enhancement to the water recycling centre. The

A11 dissecting the site will add noise as well as air pollutants which will need mitigation. Initial advice from the Highways Authority suggests that providing safe access on this site is likely to be constrained and severely impact road network. The majority of the overall site is Grade 3 agricultural land however, with the exception of site 0515 and some parts of site 2168 which is Grade 2 agricultural land considered high quality. In addition, and the site contains several wooded areas, and site 2168 incorporates Ancient Woodland Peaseacre wood, which the ecology advice suggests that there's potential for protected species and the potential impact on Great Crested Newt due to nearby pond at site 0403, therefore, requiring protection, an appropriate buffer and ecological assessment. It also is close to further ancient woodland at Lower Wood, Ashwellthorpe, a SSSI which would require mitigation as well as for CWS adjacent to the site 0515.

This site allocation lies mainly in Flood Zone 1, with a corridor of Flood Zones 2 and 3 towards the south-western boundary of the site, along the Bays River, there are also areas at risk of fluvial and surface water flooding which would need to be avoided.

There are a few grade II listed buildings and veteran trees at the site's boundary with Silfield Road and approximately 145-154 m west of Compass Road affecting revised boundary for site 0403. There could be contamination close to the waste recycling centre and former landfill site affecting 0515. Additional land submitted to south are site references GNL4057B (68.66 ha) for Green infrastructure and GNL4057C (54.91ha) for solar farm which due to the nature of the proposed land uses does not apply for the purposes of HELAA. In conclusion there are a number of constraints identified, as these sites have already been considered suitable and available, but for land availability purposes, a reduction of 38.37 ha must be made.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Spooner Row Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Spooner Row Suitability Assessment

Site reference: GNLP4057B

LOCATION:

Silfield Garden Village

District: South Norfolk

Site Area (Ha): 54.91

PROPOSED DEVELOPMENT:

Green Infrastructure Area - ancillary to SGV core proposal

CONSTRAINTS ANALYSIS

Site Access	n/a
Accessibility to Services	n/a
Utilities Capacity	n/a
Utilities Infrastructure	n/a
Contamination and Ground Stability	n/a
Flood Risk	n/a
Market Attractiveness	n/a

IMPACTS ANALYSIS

Significant Landscapes	n/a
Sensitive Townscapes	n/a
Biodiversity and Geodiversity	n/a
Historic Environment	n/a
Open Space and GI	n/a
Transport and Roads	n/a
Compatibility with neighbouring Uses	n/a

SITE SUITABILITY CONCLUSIONS

This site is proposed for Green Infrastructure therefore for the purposes of HELAA N/A

**For the purposes of the HELAA capacity assessment this site is considered to be:
Unsuitable**

Parish: Spooner Row Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:

(timescales have not been specified by the proposer if these fields left blank)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Spooner Row Suitability Assessment

Site reference: GNL4057C

LOCATION:

Silfield Garden Village

District: South Norfolk

Site Area (Ha): 54.90

PROPOSED DEVELOPMENT:

Solar farm and GI area - ancillary to SGV core proposal

CONSTRAINTS ANALYSIS

Site Access	n/a
Accessibility to Services	n/a
Utilities Capacity	n/a
Utilities Infrastructure	n/a
Contamination and Ground Stability	n/a
Flood Risk	n/a
Market Attractiveness	n/a

IMPACTS ANALYSIS

Significant Landscapes	n/a
Sensitive Townscapes	n/a
Biodiversity and Geodiversity	n/a
Historic Environment	n/a
Open Space and GI	n/a
Transport and Roads	n/a
Compatibility with neighbouring Uses	n/a

SITE SUITABILITY CONCLUSIONS

n/a

**For the purposes of the HELAA capacity assessment this site is considered to be:
Unsuitable**

Parish: Spooner Row Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:

(timescales have not been specified by the proposer if these fields left blank)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Stoke Holy Cross Suitability Assessment

Site reference: GNLP0494R

LOCATION:

Land south of Poringland Road

District: South Norfolk

Site Area (Ha): 1.03

PROPOSED DEVELOPMENT:

Housing

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This greenfield site to the west of Poringland village has been reduced from over 3ha to 1ha. Initial Highways Authority comments raise concerns over the site's access and the capacity of Poringland Road. A small area within the site is at risk of surface water flooding (1 in 30, 1 in 100, 1 in 1000). The site is in the EA Groundwater Source Protection Zone and Grade 3 agricultural land and a PRow runs along the eastern boundary. The site is in Old Buckenham airport safeguarding zone. The site was previously included in the HELAA land supply calculations. As it cannot be double counted, it must be considered unsuitable this time, and a reduction of 2ha made in the previous calculation.

**For the purposes of the HELAA capacity assessment this site is considered to be:
Unsuitable**

Parish: Stoke Holy Cross Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is inappropriate due to duplication, and remove 2ha from HELAA bank for reduction in site size for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Stratton Strawless Suitability Assessment

Site reference: GNLP4038

LOCATION:

Shortthorn Road

District: Broadland

Site Area (Ha): 0.51

PROPOSED DEVELOPMENT:

10 dwellings

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Red
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a 0.51ha greenfield site, located north of Shortthorn Road and Serpentine Lane, currently used for equestrian purposes is proposed for 10 dwellings where there is no settlement limit. Surrounding the land are greenfield areas to the north, east and south, and residences to the west and southwest. Access is proposed from an existing gated entrance on Shortthorn Road however, there are mature trees and hedgerows surrounding the majority of the site as well as within which would also require consideration. Initial Highways advice highlights the location of the site on a bend/junction and the lack of a safe route to the catchment school. Development of the site is likely to result in an increase use of unsustainable transport as the nearest bus stop is 1.12m away, Horsford Surgery is 4,7km away and the local primary school, Hainford Primary, is 3km. There is also no footpath on Shortthorn Road. There are no concerns over potential contamination, ground stability, flood risk or loss of high-quality agricultural land as it is considered non-agricultural land. Consideration would need to be given to the nearby County Wildlife Site Nash's Grove which is opposite, and the veteran SW Chestnut tree 200m to the east. Other possible

constraints are the Grade II listed Lodge to Stratton Strawless Hall, Stratton Strawless Hall and Ice House which are within 1km of the site, the ancient woodland Hevingham Park within 500m, the Open Space 250m south of the site and the surface water flood risks on nearby Serpentine Lane.

Whilst there are constraints, these may be possible to mitigate and so the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Stratton Strawless Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Strumpshaw Suitability Assessment

Site reference: GNLP4008

LOCATION:

West of Buckenham Road

District: Broadland

Site Area (Ha): 1.46

PROPOSED DEVELOPMENT:

11-12 dwellings

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Amber
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Red
Biodiversity and Geodiversity	Green
Historic Environment	Red
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a 1.46 ha site proposed for 11-12 homes with land for community use, such as open space or allotments. The land, which is west of Buckenham Road, is greenfield and currently used for grazing horses. Immediately to the north-east is the Grade I listed St Peter's Church and it is important to note that the promoted site provides an undeveloped setting to the Church. Also, in general landscape terms, GNLP4008 occupies a prominent position at the top of the River Yare Valley. In respect to access, initial highways evidence raises concern over needing to remove trees to achieve a suitable access, widening the carriageway to 5.5 metres from the site to Long Lane, and the need for third-party land to achieve this. There are a limited range of core services and facilities in Strumpshaw but the site is near to bus stops on Norwich Road, and Lingwood Primary School is a distance 1.7 km. Ecological constraints relate to the site's proximity to habitats in the Broads. Although the site is 800 metres from the Broads Authority administrative area it is within the 3,000 metre buffer distance to SAC (Special Area of Conservation), SPA (Special Protection Area), SSSI (Sites of Special Scientific Importance), Ramsar and National Nature Reserve designations. Also,

within 50 metres is a roadside nature reserve and within 500 metres is a County Wildlife Site. There are a number of constraints that have been identified, but based on the current evidence, the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Strumpshaw Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Swainsthorpe Suitability Assessment

Site reference: GNLP0604R

LOCATION:

West of A140

District: South Norfolk

Site Area (Ha): 12.31

PROPOSED DEVELOPMENT:

Employment

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Red
Compatibility with neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This is an extensive site to the north of Swainsthorpe between the main A140 and the railway (with associated electrification infrastructure), which appears to have been revised to include additional land along the main road. It has no ready access to core services and facilities although a bus route serves the site. There are no known constraints in relation to contamination/ground stability but off-site mains reinforcement and sewerage upgrades would be required to support growth in this location (Need Anglian Water view). The site score for flooding has been revised to reflect that there is a large area of surface water flood risk in the centre of the site. There are no nationally protected landscapes in the immediate vicinity but there may be potential biodiversity interest in and around the site requiring mitigation and the expanded site area now incorporates a roadside nature reserve, which will need to be mitigated (hence the change of Biodiversity/Geodiversity score to amber). There are no heritage assets or sensitive townscapes in the vicinity, but there are likely to be compatibility issues with neighbouring residential development. The proposal would require access to be upgraded through the creation of a new junction and point of access onto the

A140 in a location where speed restrictions apply, this could have some detrimental impact on the functioning of the local road network. Subject to the resolution of identified access and transport constraints through detailed design the site is considered suitable for the land availability assessment. However as the site has already been assessed for the purposes of the original HELAA it will not contribute any additional capacity without double counting and has therefore been marked as unsuitable.

**For the purposes of the HELAA capacity assessment this site is considered to be:
Unsuitable**

Parish: Swainsthorpe Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Taverham Suitability Assessment

Site reference: GNLP0159R

LOCATION:

Off Beech Avenue

District: Broadland

Site Area (Ha): 1.08

PROPOSED DEVELOPMENT:

Housing – 9 dwellings

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Amber
Transport and Roads	Amber
Compatibility with neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

The revised site is greenfield land off Ringland Road reduced from 11.32 ha to 1 ha, although there is a lack of footpaths, the site adjacent has had planning permission (under same ownership) therefore there is the opportunity to connect these two sites and therefore reduce any potential impact to the character of the village and improve connectivity. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development if accessed via site GNLP0457. However, that the local road network is considered to be unsuitable either in terms of road capacity, or lack of footpath provision. There are other constraints these include potential impacts to Special Area of Conservation, SSSI, historic park land, Ancient woodland, listed building nearby. There are number of constraints but as these may be possible to mitigate. However, as the site has already been assessed for the purposes of the HELAA it will not contribute any additional capacity without double-counting and has therefore been marked unsuitable.

**For the purposes of the HELAA capacity assessment this site is considered to be:
Unsuitable**

Parish: Taverham Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Immediately	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Taverham Suitability Assessment

Site reference: GNL0337R

LOCATION:

Land between Fir Covert Road and Reepham Road

District: Broadland

Site Area (Ha): 78.36

PROPOSED DEVELOPMENT:

Residential-led development of circa 1,400 dwellings, associated public open spaces and on-site attenuation, a new primary school and a local centre.

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This a large greenfield site with minor revisions to site boundary to include Marriott’s way, bounded by the NDR and Fir Covert Road well related to services and the character of the village. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development, subject to provision of roundabout access at Fir Covert Road, priority access at Reepham Road and traffic signals at A1067 Fakenham Road / Fir Covert Road, highway network to connect Breck Farm Lane and if possible Felsham Way. Bus infrastructure to integrate with Thorpe Marriott. Also, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. Other constraints include potential contamination, SSSI impact risk zone, adjacent to Marriott's Way, close proximity to county wildlife site, within a NBIS Designated Species Site and noise. Furthermore, sewerage infrastructure and water supply

upgrades may be required to serve proposed growth. However, as the site has already been assessed for the purposes of the HELAA it will not contribute any additional capacity without double-counting and has therefore been marked unsuitable.

**For the purposes of the HELAA capacity assessment this site is considered to be:
Unsuitable**

Parish: Taverham

Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is Inappropriate due to duplication for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Taverham Suitability Assessment

Site reference: GNL4014

LOCATION:

East of Fir Covert Road

District: Broadland

Site Area (Ha): 11.35

PROPOSED DEVELOPMENT:

Mixed use housing/employment

CONSTRAINTS ANALYSIS

Site Access	Green
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Amber
Contamination and Ground Stability	Amber
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This is partly a greenfield site 11.34 ha for mix uses off Fir Covert Rd and north of the NDR where noise could be an issue. The site is separated from the rest of the built-up area and development boundary as such it is considered unsympathetic to the character of the area. Initial Highways advice indicates that subject to submission of Transport Assessment and implementation of agreed measures. Access(es) to be as agreed with the highway authority. Walking/cycling access via Marriots Way required, along with surface improvements at Marriotts Way. Provision of continuous 3.0m shared use cycleway/footway required at Fir Covert Road from northern extent of site to junction with A1270 Broadland Northway. The site is considered to be remote from services for housing or non-residential development so development here would be likely to result in an increased use of unsustainable transport modes. Furthermore, sewerage infrastructure and water supply upgrades may be required to serve proposed growth. The development would not result in the loss of local protected public open nor high agricultural land as it is grade 3. There are no impacts identified on historic assets, townscape, or flood risk. However, the

site is adjacent to County wildlife site Marriott's Way therefore, development at this location would need to be. Subject to addressing constraints, the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Taverham

Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Taverham Suitability Assessment

Site reference: GNL4039

LOCATION:

District: Broadland

Site Area (Ha): 0.6

PROPOSED DEVELOPMENT:

3 dwellings

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Amber
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Green
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site is partly greenfield and has an industrial estate in part of the site with potential contamination comprising of 11.34 ha proposed for mix uses. It is located off Fir Covert Rd and north of the NDR where noise could be an issue. Therefore, the site is separated from the rest of the build-up area and development boundary as such it is considered unsympathetic to the character of the area. Access is via Fir Covert Rd there is also no pedestrian access to the services in Taverham located to the south of the NDR. The site is considered to be remote from services for housing or non-residential development so development here would be likely to result in an increased use of unsustainable transport modes. Furthermore, sewerage infrastructure and water supply upgrades may be required to serve proposed growth. The development would not result in the loss of local protected public open nor high agricultural land as it is grade 3. There are no impacts identified on historic assets, townscape, or flood risk. However, the site is adjacent to County wildlife site Marriott's Way therefore, development at this location would need to be subject to addressing constraints, the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Taverham

Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Taverham Suitability Assessment

Site reference: GNLP4040

LOCATION:

South of Taverham Road

District: Broadland

Site Area (Ha): 4.69

PROPOSED DEVELOPMENT:

16 dwellings

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Amber
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a partly greenfield site of 4.64 ha for 16 dwellings off Taverham Road which overlaps GNLP4039 and GNLP2051. Initial Highway Authority is that satisfactory access is not achievable. The facilities and services are accessible from this location as development here would represent infill development to the south of Taverham, there are mature trees on part of the site but no concerns over the loss of TPOs or protected public open space. Furthermore, sewerage infrastructure and water supply upgrades may be required to serve proposed growth. The development would not result in the local protected public open nor high agricultural land as it is grade 3. There are no impacts identified with flood risk nor loss high agricultural land as it is grade 3. Immediately to the south-west is the Wensum valley, leading to County Wildlife Sites, Sites of Special Scientific Interest, and the Wensum Special Area of Conservation. Whilst the access, and its proximity to the river Wensum, could limit development potential, the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Taverham Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Weston Longville Suitability Assessment

Site reference: GNLP4002

LOCATION:

South of Woodforde Close

District: Broadland

Site Area (Ha): 0.65

PROPOSED DEVELOPMENT:

Up to 9 dwellings

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Red
Utilities Capacity	Amber
Utilities Infrastructure	Amber
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This greenfield site is located in Weston Longville with no access to services and facilities. In terms of access the road appears to be quite narrow with existing traffic calming measures although there are footpaths. Initial highway advice has raised concerns regarding the remoteness of the site and the constrained highway network. There are limited other constraints, the proximity to a number of grade II listed buildings and the grade I All Saints Church would need to be considered but it is unlikely that there would be any impact on their setting. County Ecology have flagged up the potential for protected species and the fact that the site is in the core area used by the barbastelle bat colony at the ROAR Dinosaur Park. Need Anglian Water comments to check infrastructure and capacity. As the fact that the site has no access to services and facilities is a constraint that cannot easily be overcome it is considered to be unsuitable for the land availability assessment.

**For the purposes of the HELAA capacity assessment this site is considered to be:
Unsuitable**

Parish: Weston Longville Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Wicklewood Suitability Assessment

Site reference: GNLP4062

LOCATION:

Adjacent to The Drift, Crownthorpe Road,
Wymondham

District: South Norfolk

Site Area (Ha): 0.43

PROPOSED DEVELOPMENT:

4-5 dwellings

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Red
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This is a 0.43 ha site approximately 0.5 km north-west of the existing built edge to Wymondham. Previously, the site was garden land to an existing property, called The Drift, and is now promoted for 4-5 dwellings. Access is proposed direct from Crownthorpe Road (B1135). Initial advice from the Highways Authority has xx. There is no footpath provision along Crothorpe Road and Chapel Lane. Nearest services in Wymondham are generally 3 km in distance, and so GNLP4062 would likely lead to a car orientated form of development. There are no ecological designations directly affecting the site, but it is noted that the River Tiffey is less than 100 metres to the east. County Wildlife sites Little Profit and Big Wood Meadow are within 600 metres to the north and south of the site respectively. Another consideration is an area of woodland immediately adjacent to the northern boundary of GNLP4062. The possibility of odour from Wymondham Water Recycling Centre is a factor, it being located approximately 200 metres to the north-east. In terms of heritage, the Grade II Old Meeting House is approximately 200 metres to the south, but is visually separated. With

regards to other factors, there are no known constraints from flood risk, utilities infrastructure, contamination or ground instability. Given its constraints GNLP4062 is considered unsuitable for inclusion in the land availability assessment.

**For the purposes of the HELAA capacity assessment this site is considered to be:
Unsuitable**

Parish: Wicklewood Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Wymondham Suitability Assessment

Site reference: GNLP0116R

LOCATION:

Stanfield Road

Site Area (Ha): 4.88

PROPOSED DEVELOPMENT:

Energy research centre for low carbon innovation built and managed by Goff Petroleum and attenuation/open space on high ecology value area to south

District: South Norfolk

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Red
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Amber
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This is a 4.88 ha site adjacent to the existing Goff Petroleum depot on Stanfield Road (B1135). The original proposal for GNLP0116 measured 2.99 ha and was derived from a now expired planning permission (2010/2232) for the construction of offices, workshops, warehousing/distribution and car parking. This revised scheme is conceived as an ‘energy research centre for low carbon innovation’ (whilst still comprising of offices, workshops, car parking, landscaping, and an ecological area to the south). In access terms, an indicative masterplan shows options for retaining the current depot vehicular access or creating a new access to the B1135. The Highways Authority says xx. Although not accessible to facilities by walking, as a employment location GNLP0116R is 2.7 km from the Hethel Engineering Centre, and could complement the existing and planned advanced engineering/technology activities nearby. Development of GNLP0116R would need consideration to managing

surface water flood risk on northern and southern portions of the site, as well as retaining hedgerows and trees where possible. Also, GNLPO116R is less than 400 metres east of Silfield Newt Reserve and 100 metres west of Breakers Yard Meadow (both of which are county wildlife sites). The opinion of the Health and Safety Executive would be needed as well, due to the site being in the consultation zone for the adjacent fuel depot. Given the revised scheme's attempts to address access and surface water constraints, as well as the awareness given to nearby ecological considerations, GNLPO116R is considered suitable. However, as 2.99 ha has already been assessed for the purposes of the HELAA, only 1.89 ha will contribute any additional capacity without double-counting in the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Wymondham Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Wymondham Suitability Assessment

Site reference: GNLP0354R

LOCATION:

Land at Johnson's Farm

Site Area (Ha): 5.39

PROPOSED DEVELOPMENT:

Housing

District: South Norfolk

CONSTRAINTS ANALYSIS

Site Access	Green
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Green
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This revised greenfield site, located to the south-west of the town and adjoining the existing settlement boundary, has been revised from 2.34 ha to 5.39 ha and is being promoted for approximately 100 homes. The site has bus stops within walking distance, the town centre is approximately 1.5 kilometres to the north-east, and Browick Road Primary School is 1.7 kilometres away. Access is proposed to be from Old London Road, with additional pedestrian access from Preston Avenue and Abbey Road. Initial highways evidence raises no objection subject to agreement over improvements. There are no known constraints from utilities infrastructure, contamination or ground instability, flood risk is low except for two relatively small areas of surface water flood risk to the west of the site. Considerations of the site are impacts on the setting of heritage assets, most notably the Grade I listed Wymondham Abbey, and also Grade I listed Cavick House. Other landscape and ecological considerations relate to the proximity of County Wildlife Sites Wymondham Marshes, Wymondham Abbey Meadows, and Bays River Meadows, which are each within 1.5

kilometres. Mitigation measures will need consideration, but the site is suitable. However, as the site has already been assessed for the purposes of the HELAA at a much larger scale of 400 homes it will not contribute any additional capacity without double-counting and has therefore been marked unsuitable.

**For the purposes of the HELAA capacity assessment this site is considered to be:
Unsuitable**

Parish: Wymondham Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Wymondham Suitability Assessment

Site reference: GNLP0525AR

LOCATION:

Land at Johnson's Farm

District: South Norfolk

Site Area (Ha): 59.22

PROPOSED DEVELOPMENT:

Housing, school, country park

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This 59.22 ha site on the north side of Norwich Common (B1172) is revised and now promoted as a standalone site of 650 homes, country park, local centre, plus land for a primary school and sixth form if required. As well as other boundary changes, GNLP0525AR now incorporates land originally promoted as site GNLP2150, but excludes land on the south side of the B1172. GNLP0525AR is promoted as having vehicular access to the B1172 via Reeve Way and through adjacent land with permission for up to 300 homes (ref: 2017/1265). Highways Authority advice says: xx. GNLP0525AR is at the north-east tip of Wymondham but is accessible to shops, employment opportunities, public transport, and local facilities. Although the historic town centre is approximately 3.3 km to the south-west other facilities are nearer. For example, Ashleigh Primary School is a distance of 2.1 km and Wymondham High School is 2.9 km when measured from a point of GNLP0525AR adjacent to Reeve Way. In terms of landscape and townscape, GNLP0525BR's encroachment on the strategic gap between Hethersett and Wymondham is a major consideration, but the promoter's recognition of this issue is evident in the proposal for a country park. Other

matters likely to require investigation given the scale of GNL0525AR include: management of surface water flood risk (particularly in an area north-east and south-east of Lower Grove Farm); considerations of habitat and biodiversity net gain; and, it is also noted that a public right of way runs through the site adjacent to the eastern boundary of the Rugby Club. There are though no particular constraints from utilities infrastructure, contamination or ground instability, potential loss of open space, or ecological designations. In conclusion, the site is considered as suitable. However, as the site has already been assessed for the purposes of the HELAA it will not contribute any additional capacity without double-counting and has therefore been marked unsuitable.

For the purposes of the HELAA capacity assessment this site is considered to be:

Unsuitable

Parish: Wymondham Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:

(timescales have not been specified by the proposer if these fields left blank)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Wymondham Suitability Assessment

Site reference: GNL0525BR

LOCATION:

South of Norwich Common

District: South Norfolk

Site Area (Ha): 39.58

PROPOSED DEVELOPMENT:

Housing

CONSTRAINTS ANALYSIS

Site Access	Green
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This 39.58 ha site south of Norwich Common (B1172) is revised and now promoted as a standalone site for 630 homes with land for a primary school and local centre if required. As well as other boundary changes, previously GNL0525R had included land on the north side of the B1172. In terms of access, the Highways Authority advice says: xx GNL0525BR is at the edge of north-east Wymondham, and is accessible to shops, employment opportunities, public transport, and local facilities. Although the historic town centre is approximately 2.6 km to the south-west other facilities are nearer. For example, Ashleigh Primary School is a distance of 1.5 km and Wymondham High School is 2.2 km away. In terms of landscape and townscape, GNL0525BR's encroachment on the strategic gap between Hethersett and Wymondham is a major consideration. Onsite a factor is some parts of the site are vulnerable to surface water flood risk at 1 in 100 and 1 in 30 years. Other matters likely to require investigation, given the scale of GNL0525BR, include: considerations of habitat and biodiversity net gain; and, possible noise disturbance from the A11 at the south of the site. There are though no particular constraints from utilities infrastructure, contamination or

ground instability, potential loss of open space, or ecological designations. In conclusion, the site is considered as suitable for the land availability assessment. However, as the site has already been assessed for the purposes of the HELAA it will not contribute any additional capacity without double-counting and has therefore been marked unsuitable.

**For the purposes of the HELAA capacity assessment this site is considered to be:
Unsuitable**

Parish: Wymondham Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Wymondham Suitability Assessment

Site reference: GNLP1055R

LOCATION:

West of Hethel, Stanfield Hall Estate

District: South Norfolk

Site Area (Ha): 353.41

PROPOSED DEVELOPMENT:

New High Tech Employment use together with residential and community facilities

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Amber
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This is a large revised greenfield site now excludes land around Stanfield Hall as well as, land leading to the Hall Farm House directly to the south off Wymondham Road. Therefore, a reduction from 364 ha to 353.41 ha. It is proposed high-tech employment uses, community facilities and residential uses in a new Garden Village. As a very large site, there would clearly be very significant highways implications, both in the immediate area (the B1135, the A11 Wymondham junctions and Wymondham itself), and further afield (the A11/A47 Thickthorn junction, for example). Access could be via a number of different local roads. Several small watercourses cross the site, and there are also a number of ponds. Consequently, there are various areas of flood risk, both fluvial and surface water, that would need to be avoided or mitigated in particular a strip across the site to the south of the site at med - high risk of flooding across the site off the River Tiffey (Flood Zone2-3 and smaller section at 3a). Given the scale of the development, major water supply and sewerage infrastructure improvements would be necessary. Various locally- and nationally-

designated nature conservation sites, and protected species, lie within or close to the site including county wildlife sites North Drive off St Thomas Lane associated with Worth Lodge long strip to Gardeners' Cottage, Hethel Wood approx. 484 m to the east of the site and Breakers Yard meadow to the east. Significant further work would be needed to assess the impacts, and appropriate mitigation measures (including significant new green infrastructure and recreation land). There is an area to the centre which grade 1 considered high quality roughly 1/3, therefore development at this location could potentially involve loss of high-quality agricultural land. 2/3 of the site is grade 3 considered average quality to the north and south of the site. Similarly, there are a number of listed buildings and other heritage assets within and close to the site, including the Grade II*-listed Stanfield Hall that are a significant constraint. Other constraints (of varying significance) include: parts of the site being within the Norwich Airport Safeguarding Zone, and other parts being within the Old Buckenham Airport Safeguarding Zone

and the proximity of the Silfield oil depot, there's a historic landfill site to the west of the site south of Stanfield Road. Hethel Engineering Centre provides some employment adjacent to part of the site, with Gateway 11 employment site and other employment opportunities in Wymondham further away. The Browick Road 20 hectare employment allocation is within 2km (Browick Road Primary School is approximately 2.5km away). Employment opportunities would be expected within a site of this size too. Wymondham also has a full range of shops and services. Clearly, a very significant amount of work would need to be done to further investigate the constraints and opportunities of a site of this size. However, as the site has already been assessed for the purposes of the HELAA it will not contribute any additional capacity without double-counting and has therefore been marked unsuitable

**For the purposes of the HELAA capacity assessment this site is considered to be:
Unsuitable**

Parish: Wymondham

Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is inappropriate due to duplication for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Wymondham Suitability Assessment

Site reference: GNLP4005

LOCATION:

30 London Road

District: South Norfolk

Site Area (Ha): 2.22

PROPOSED DEVELOPMENT:

Mixed use commercial, office, 35-40 dwellings

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Amber
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This is a 2.22 ha site to the south-west of Wymondham that is partially within the settlement boundary. An area of the site facing London Road (B1172), which has already been developed, is proposed for business and industrial use; and, an undeveloped portion of the site to the north is proposed for 35-40 dwellings. Access to the proposed site is likely to be from London Road to the south, to the north is Lady's Lane which is a narrow country lane and is unlikely to be suitable for vehicular access. Initial highways evidence raises no objection subject to agreement over improvements. The southern part of the site is currently in use as Abbeygate vehicle accident repair centre. Adjacent to GNLP4005, along this section of London Road, are other employment-related uses, but there are also adjacent residential properties to the north-east. The northern portion of the site is undeveloped and contains numerous trees, as well as presenting landscape and townscape considerations. To the north of Lady's Lane is the edge of the Wymondham Conservation Area, and most importantly the Grade I listed Wymondham Abbey and the Grade I listed

Cavick House are each within 500 metres. Ecological considerations include the adjacent Wymondham Marshes County Wildlife Site and Lowland Fens Priority Habitat, and nearby River Tiffey. Development proposals would likely need to consider the compatibility of industrial and residential uses, and investigate the risk of land contamination. Despite the varying constraints relating to different parts of the site, some development potential exists, and GNLP4005 is considered suitable for inclusion in the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Wymondham Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Wymondham Suitability Assessment

Site reference: GNLP4012

LOCATION:

147 Norwich Road

Site Area (Ha): 0.49

PROPOSED DEVELOPMENT:

8 dwellings

District: South Norfolk

CONSTRAINTS ANALYSIS

Site Access	Green
Accessibility to Services	Amber
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Red
Transport and Roads	Green
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a 0.49 ha site proposed for 8 dwellings within the development boundary of Wymondham. Part of the site lies within a designated local green space and the promoter is looking to have this removed. Proposed access is from Old Norwich Road and would likely require removal of mature hedging and trees. Additional pedestrian access could be gained from Rowan Close. Initial highways evidence raises no objection subject to agreeing a suitable access. The location of the site, within the northern part of Wymondham, means that there is good access to a range of facilities with a bus stop 200 meters away and Ashleigh Primary School within 500m walk. There are no known constraints from utilities infrastructure, contamination or ground instability, though there is some risk of groundwater flooding on the eastern border of the site. Although part of the site will require removal of its protected land status, the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Wymondham Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Wymondham Suitability Assessment

Site reference: GNLP4023

LOCATION:

North of London Road

Site Area (Ha): 1.11

PROPOSED DEVELOPMENT:

17 dwellings

District: South Norfolk

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Red
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a 1.11 ha site proposed for 17 dwellings to the south west of Wymondham. The site is unused greenfield surrounded by greenfield except to the west where there is a small amount of housing. Of note is the planning application (2014/2495) on the opposite side of London Road which proposes a roundabout that may provide access to this site, otherwise access would be from London Road and require the removal of some mature hedging and trees. Initial highways evidence raises concern over the network and the site's remoteness for pedestrians. The site is located 680 metres from the nearest bus stop and over 2 km to the town centre and Browick Road Primary school. 300 metres to the south is the grade II listed Gonville Hall but given the surrounding trees there is unlikely to be any impact from development on this site. The site is identified as part of National Forest Inventory (low density). There are no known constraints from utilities infrastructure, contamination, ground stability or flooding. Development is likely to require consideration of the

surrounding area and developments taking place therein but is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Wymondham Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Parish: Wymondham Suitability Assessment

Site reference: GNL4031

LOCATION:

Off chapel lane

District: South Norfolk

Site Area (Ha): 2.10

PROPOSED DEVELOPMENT:

up to 24 dwellings, open space, allotments

CONSTRAINTS ANALYSIS

Site Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This 2.1 ha greenfield site is located on the south-western edge of Wymondham abutting the current settlement boundary. The site proposal consists of 24 single storey dwellings with open space and allotments. The site is at the Town’s built edge, with the River Tiffey to the south-west. Proposed access is from an existing field entrance on Chapel Lane which would need improving for this purpose. Initial advice from the Highway Authority raises no objection but says a satisfactory access would entail a two metre wide footway across the frontage connecting to the existing facility to the east. The site is located within 1 km of the high street, with Robert Kett Primary School 1.25 km away. A bus stop is located within 400m. Although the site is separated by more recent development, there are Grade II listed buildings further along Cock Street and the Wymondham Conservation Area is approximately 250 metres to the east. A substantial consideration is the landscape setting of Wymondham Abbey, which is to the south-east, and is likely to be affected by development. It is noted that a larger scheme comprising GNL4031 for 70 homes was dismissed at appeal due to its impact on the views of the Abbey (reference 2012/1434).

Consideration will also be needed to the Tiffey Meadow North County Wildlife Site that is 150 metres to the south-west. There are no known constraints from utilities infrastructure, contamination, ground stability or flooding. The site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Parish: Wymondham Availability and Achievability

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.