

Breckland Housing and Economic Land Availability Assessment Findings



August 2017

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1 Executive Summary

- 1.1 The Housing and Economic Land Availability Assessment (HELAA) provides information on the range and extent of land which could be used for residential, employment and retail development in Breckland. The HELAA has been prepared in accordance with the methodology agreed by all Norfolk authorities through the Norfolk Strategic Framework. The information provided within the HELAA validates the previous approach taken through the Strategic Housing Land Availability Assessment (SHLAA).

- 1.2 The HELAA provides a detailed assessment for each of the individual sites. The HELAA has assessed sites in accordance with the settlement hierarchy set out within the Local Plan. The assessment demonstrates that there is sufficient land within Breckland to accommodate 24,496 new dwellings, whilst the District can also demonstrate land availability in relation to 139.48 hectares of employment land and 10.98 hectares of land availability for retail uses. The HELAA has also undertaken an analysis of the level of windfall development which has occurred in Breckland in relation to residential, retail and employment permissions.

- 1.3 The assessment shows that there is sufficient land available to meet the requirements of the Local Plan. This corresponds with the previous information provided through the SHLAA.

2 Introduction

- 2.1 The Housing and Economic Land Availability Assessment (HELAA) provides information on the range and extent of land which could be used for development to meet the objectively assessed needs identified for housing and economic development in Breckland up to 2036. This study does not provide new evidence, it does however validate the information previously provided through the Strategic Housing Land Availability Assessment (SHLAA).
- 2.2 Breckland’s objectively assessed need for housing has been assessed as part of the Central Norfolk Strategic Housing Market Assessment (SHMA). This is a joint SHMA which has been undertaken with North Norfolk, Broadland, South Norfolk and Norwich City Councils, which all fall within the same housing market area as Breckland. The SHMA has shown that the objectively assessed housing need for Breckland is for 15298 dwellings between 2011 and 2036. This equates to an annual requirement of 612 dwellings per annum.
- 2.3 The objectively assessed need for economic land is assessed within the Breckland Economic Growth Study (2013 and 2017 addendum) and the Retail and Town Centre Study (2013 and 2017 addendum). Economic development incorporates business uses commonly found in purpose built employment areas such as office, industry and warehousing as well as main town centre uses such as retail, leisure and town centre offices. The Local Plan requires land for at least 64 hectares of employment use. Furthermore the Local Plan requires 19,430sqm of new retail floorspace over the plan period.
- 2.4 The purpose of the HELAA is to test whether there is sufficient land to meet objectively assessed need (OAN) and identifies where this land may be located. The HELAA represents just one part of wider evidence and should not be considered in isolation of other evidence. This approach is supported by the national PPG which states that “...*The assessment is an important evidence source to inform plan making **but does not in itself determine whether a site should be allocated for development.** This is because not all sites considered in the assessment will be suitable for development (e.g. because of policy constraints or if they are unviable). It is the role of the assessment to provide information on the range of sites which are available to meet need, but it is for the development plan (emerging Local Plans) themselves to determine which of those sites are the most suitable to meet those needs* – PPG Reference ID: 3-003-20140306

Important: a Housing and Economic Land Availability Assessment does not allocate land for development. That is the role of the Local Plan. The assessment does not determine whether a site should be allocated or given planning permission for development. The inclusion of a site as 'suitable' in the assessment does not imply or guarantee that it will be allocated, nor that planning permission would be granted should an application be submitted for consideration. Including a suitable site with identified development potential within a HELAA document does NOT confer any planning status on the site, but means only that it will be considered as part of local plan production for potential development in the future and, where relevant, for potential inclusion on a statutory Brownfield Sites Register. No firm commitment to bring a site forward for development (either by the commissioning local planning authorities or other parties) is intended, or should be inferred, from its inclusion in a HELAA.

- 2.5 The methodology for undertaking the HELAA has been agreed between all Norfolk Local Planning Authorities in line with the Duty to Cooperate and in recognition of the functional housing market and economic market areas and the cross-boundary movement in the markets. The methodology for this assessment has been prepared in accordance with the guidance set out in the Housing and Economic Land Availability Assessment section of the National Planning Practice Guidance (dated 27 March 2015). The methodology has been made available for consultation across Norfolk between 21st March and 3rd May 2016. The methodology is not repeated here, however can be viewed on the Councils website.
- 2.6 The Council has previously produced a Strategic Housing Land Availability Assessment (SHLAA), with the most recent version being produced in 2015. The SHLAA formed part of the primary evidence for the preparation of the Regulation 18 consultation on the Local Plan. This HELAA updates the existing SHLAA position.

3 Locational Strategy and Development Requirements

3.1 The new Local Plan will set a locational strategy for Breckland defining the level and location of new residential development within the District. In addition to this, policies will also set out the requirements for employment and retail over the plan period to 2036. The following studies have been used to identify requirements:

- Residential: Central Norfolk Strategic Housing Market Assessment (2017)
- Employment: Economic Growth Study (2013 and 2017 addendum)
- Retail: Retail and Town Centre Study (2013 and 2017 addendum)

3.2 It is the Local Plan's role to distribute development to the most sustainable locations within the District. The following housing distribution has been included within the Regulation 19 Pre-Submission publication period.

Settlement	Local Plan Requirement 2011-2036, including planning permissions and completions	Proposed Housing Allocation
Attleborough	4,458	2,650
Thetford	3,668	3,250
Dereham	1,547	750
Swaffham	1,612	600
Watton	1,335	205
Ashill	91	20
Banham	111	42
Bawdeswell	42	36
Garboldisham	44	35
Great Ellingham	184	0
Harling	242	85
Hockering	88	25
Kenninghall	68	35
Litcham	27	22
Mattishall	141	42
Narborough	147	40
Necton	301	79
North Elmham	91	41
Old Buckenham	69	37
Shipdham	285	80
Sporle	67	35
Swanton Morley	180	85
Weeting	100	0

3.3 The Employment Growth Study sets out the requirements for employment development having regard to population increase within the District. Whilst there is a retail and town centre study which has provided the retail requirement for the town. The Local Plan requires land for at least 64 hectares of employment use. Furthermore the Local Plan requires 19,430sqm of new retail floorspace over the plan period.

4 Housing Assessment Results

- 4.1 The results of the study set out the expected capacity of developable sites across the location identified within the locational strategy for Breckland. The sites have included have all been put forward by landowners or agents through the current development plan process. This provides a clear indication of the availability of sites.
- 4.2 The individual site assessments can be seen within appendix B to this study. In total 319 sites were assessed for housing provision within Breckland. Of the 320 sites assessed, 201 of the sites have been excluded from the assessment. The individual site appraisals contained in appendix C provide a record of the assessment of each site in terms of it's suitability, availability and achievability. The following table shows the level of capacity by settlement and also provides an indication of potential start for a development. The table does not show the complete build out rate for the site. Sites with planning permission have been excluded from the assessment as the HELAA methodology states that they do not need to be assessed as they have already been demonstrated to be suitable, available and achievable. As such they are not included within the table below, but referenced within the five year housing land supply in the subsequent section. The exception to this is the Thetford Sustainable Urban Extension which has a build out period significantly beyond the next five years.

Settlement	Grand Total No of Dwellings	Availability			
		Immediately	Within 5 years	5-10 years	10-15 years
Attleborough	7,694	1,167	227	6,300	0
Thetford	5,000	0	5,000	0	0
Dereham	2,181	1,515	0	470	196
Swaffham	2,428	870	1,127	431	0
Watton	865	318	498	49	0
Ashill	151	131	20	0	0
Banham	115	4	111	0	0
Bawdeswell	140	36	104	0	0
Garboldisham	39	0	39	0	0
Great Ellingham	489	113	376	0	0
Harling	474	175	299	0	0
Hockering	37	7	30	0	0
Kenninghall	211	15	196	0	0
Litcham	0	0	0	0	0
Mattishall	118	118	0	0	0
Narborough	42	42	0	0	0
Necton	303	114	189	0	0
North Elmham	97	67	0	30	0
Old Buckenham	38	0	38	0	0
Shipdham	261	47	189	25	0
Sporle	75	0	75	0	0
Swanton	444	29	415	0	0

Morley					
Weeting	14	0	14	0	0
Total	21,216	4,768	8,947	7,305	196

4.3 The HELAA shows that there is land available within the District for 21,216 dwellings. This is accommodated on 852 hectares of land. The majority of this land is greenfield and therefore it would be available immediately. The availability reflects when the site will become available rather than the build out rate.

Sites within the Five Year Housing Land Supply

4.4 The HELAA methodology notes that sites with planning permission do not need to be assessed as they have already been considered to be suitable, available and achievable. The five year housing land supply statement is produced annually with a base date of 31st March. The statement is available on the Council's website once it is updated. The most recent statement has a base date of 31st March 2017. This shows that there is land available for 3,280¹ dwellings in Breckland on sites with planning permission, beyond those included within the HELAA, which could be developed within the next five years. A full list of those planning permissions can be seen within the five year housing land supply statement.

Windfall Analysis

4.5 Windfall sites are defined as any site which has not been specifically identified as allocated through the Local Plan process. As part of the HELAA methodology an assessment of windfall delivery rates within the District has been undertaken. Windfall developments have been an important part of the delivery of residential development within Breckland in recent years. The five year housing land supply statement includes an assessment of windfall delivery rates in recent years. However, not all of these sites can be included within the windfall analysis as due to their size they may have been included within the HELAA site assessments. In accordance with the methodology and to avoid double counting, an analysis of the sites under 0.25 hectares has been considered.

4.6 The following table shows the windfall development which has been completed in Breckland since 2010. Information has been taken from the Council's monitoring database. Analysis starts from 2010 as this was when the definition of residential gardens altered from brownfield to greenfield².

¹ The Thetford and Attleborough SUEs have been excluded from this calculation to avoid double counting.

² In June 2010 the Government changed the designation of garden land from

Year	Windfall Permissions on sites less than 0.25ha	Total Windfall completions on sites less than 0.25ha
2010-2011	93	113
2011-2012	121	107
2012-2013	118	59
2013-2014	186	105
2014-2015	193	112
2015-2016	236	138
Total	947	634
Average	157	105

4.7 The analysis shows that Breckland has a strong track record of windfall delivery on small sites (less than 0.25 ha). The average approval rate for dwellings is 157 dwellings per annum, whilst the average completion rate is for 105. This demonstrates that windfall dwellings have been an important source of new planning permissions within Breckland in recent years. It should be noted however that the Council has only been able to demonstrate a five year housing land supply between 30th September 2016 and 31st March 2017 and therefore this may lead to a reduction in the number of windfall dwellings coming forward on small sites during this period. The five year housing land supply has taken a cautionary approach to windfall development and an annual expectation of **50 units** per year has been included.

Residential Conclusions

4.8 The HELAA shows that there is sufficient land available within the District to meet the target OAN requirements of the Strategic Housing Market Assessment. The HELAA shows that there is actually an excess of land in comparison to those figures. The OAN requires sufficient land availability to accommodate 15298 dwellings over the Local Plan period of 2011 to 2036. The HELAA shows there is sufficient land available within Breckland to accommodate 21,216 dwellings. In addition to this the five year housing land supply shows a further 3,280 dwellings with planning permission. The land availability therefore equates to 24,496 dwellings. The HELAA does however represent a policy off scenario and the level of development within each settlement would have to have regard to the infrastructure delivery plan.

5 Employment Assessment Results

5.1 The results of the assessment set out the expected capacity of developable sites across the locations identified as suitable for employment within the locational strategy for Breckland. The sites included have all been put forward by landowners or agents through the current development plan process. This provides a clear indication of the availability of sites.

5.2 The individual site assessments can be seen within appendix C to this study. The following table shows employment sites which have been assessed as suitable and achievable through the HELAA.

Parish	Site Reference	Availability	Hectares
Attleborough	LP[002]021	Within 5 years	2.0
Attleborough	LP[002]022	Within 5 years	4.0
Attleborough	LP[002]025	Immediately	4.8
Attleborough	LP[002]026	Immediately	1.2
Snetterton	LP[087]003	Within 5 years	4.6
Snetterton	LP[087]004	Immediately	0.4
Snetterton	LP[087]005	Within 5 years	22.5
Snetterton	LP[087]006	Within 5 years	6.6
Snetterton	LP[087]008	Within 5 years	1.8
Snetterton	LP[087]009	Immediately	8.8
Snetterton	LP[087]010	Immediately	34.6
Snetterton	LP[087]011	Within 5 years	26.6
Snetterton	LP[087]012	Within 5 years	7.78
Snetterton	LP[087]013	Within 5 years	7.7

Dereham	LP[025]036	Within 5 years	3.1
Swaffham	LP[097]022	Within 5 years	3
Total			139.48

5.3 The assessment has identified a total of 139.48 Ha of available employment land in the District. This figure reflects sites identified as suitable for employment through the Local Plan process. Much of the land which has been promoted for employment uses is available within the short term.

Windfall Analysis

5.4 Historically, windfall sites have also made a contribution to the total level of employment land in Breckland. The assessment has considered windfall completions since April 2010. It has only reviewed sites of under 0.25 hectares in accordance with the HELAA methodology to avoid double counting in the site assessment.

Year	Windfall Permissions (sqm) on sites less than 0.25ha	Total Windfall completions (sqm) on sites less than 0.25ha
2010-2011	241	201
2011-2012	6,584	966
2012-2013	296	6,812
2013-2014	1,203.5	937
2014-2015	102	1,518
2015-2016	1149.9	1,150
Total	9,576.4	11,584
Average	1596.1	1,930

5.5 The analysis of recent windfall trends shows that on average Breckland has permitted 1,596 sqm on small sites of less than 0.25 hectares annually, whilst there has been a higher completion rate of 1,930 sqm on sites of this size. The existing policies for employment development require in the first instance for it to be located on allocated General Employment Areas. Outside of these areas, which would be considered as windfall, the policy is more restrictive and seeks only to enable the expansion of existing businesses, or development where there is a specific requirement to locate in a more rural location. Therefore, whilst the analysis shows a constant level of permissions and completions over the period 2010-2016, the floorspace for windfall development is not overly high.

Employment Conclusions

5.6 The HELAA shows that sufficient land has been put forward to meet and exceed the employment land requirement through the Local Plan. This document also shows that there has been a strong record of windfall delivery in recent years which therefore that employment sites are likely to continue to come forward outside the plan process, adding to the supply of employment land in the District. However it should be noted that the windfall allowance is not counted through the Local Plan.

6 Retail Assessment Results

6.1 The results of the assessment set out the expected capacity of developable sites across the locations identified within the locational strategy for Breckland. The sites included have all been put forward by landowners or agents through the current development plan process. This provides a clear indication of the availability of sites.

6.2 The individual site assessments can be seen within appendix C to this study. The following table shows the retail sites which have been assessed as being suitable and available and achievable through the HELAA methodology.

Parish	Site Reference	Availability	Hectares
Attleborough	LP[002]029	Immediately	4.2
Dereham	LP[025]033	10-15 years	0.7
Dereham	LP[025]035	10-15 years	1.09
Narborough	LP[065]009	Within 5 years	0.98
Scarning	LP[083]002	Within 5 years	0.9
Thetford	LP[099]002	10-15 years	0.2
Thetford	LP[099]003	10-15 years	1.75
Thetford	LP[099]005	10-15 years	0.96
Thetford	LP[099]006	10-15 years	0.2
Total			10.98

6.3 The table shows the employment land which has been put forward through the Local Plan and also reflects the sites which have been included within the Retail and Town Centre Study. The information shows that the majority of sites are likely to be available later in the plan period. This is predominantly due to the existing uses on site, reflecting that they are also principally located on brownfield land.

Windfall Analysis

6.4 The windfall analysis looks at the amount of retail floorspace permitted on sites of less than 0.25 hectare. Larger sites have been excluded from the analysis in accordance with the HELAA methodology to avoid double counting with sites included within the site assessment.

Year	Windfall Permissions (sqm) on sites less than 0.25ha
2010-2011	1,562
2011-2012	2,916
2012-2013	0
2013-2014	3,292
2014-2015	1,563
2015-2016	5,040
Total	14,373
Average	2,395.5

6.5 The analysis of recent windfall trends shows that on average Breckland has permitted 2,395 sqm on sites of less than 0.25 hectares annually. There is limited allocated retail land within the District, with the exception of the site within Dereham at Cowper Road which was allocated through the Site Specific Policies and Proposals DPD to allow for expansion of the town centre.. The majority of new retail development in Breckland occurs within the town centres as required through the National Planning Policy Framework, involving change of use allowed under permitted development. The more recent new development has occurred on sites greater than 0.25 hectares.

Retail Conclusions

6.6 The retail assessment within the HELAA shows that there is sufficient land available within the District to meet the retail requirements set through the Retail and Town Centre Study which have been incorporated within the Local Plan.

7 Monitoring and Updating the HELAA

7.1 The HELAA is a live document and it is important that it is monitored and kept up to date as part of the evidence base for plan-making within Breckland. The HELAA shall be updated as part Annual Monitoring Report.

7.2 The HELAA has a role in supporting and updating the housing trajectory and the five year supply of deliverable housing sites. The main information that shall be monitored is as follows:

- Progress with delivery of development on allocated sites and sites within planning permission.
- Planning applications that have been submitted or approved on sites and broad locations identified by the assessment.
- Progress that has been made in removing constraints on development
- Unforeseen constraints that have emerged which mean a site that has been should no longer be included within the HELAA.

8 Appendix A: Sites which have been assessed as achievable and suitable

8.1 The following table includes a list of all sites which have been assessed as being suitable and available within the HELAA methodology

Parish	Local Plan Reference	Proposed Use	Development Potential	Availability	Site Size
Ashill	LP[001]005	Residential	4	Immediately	0.18
Ashill	LP[001]008	Residential	127	Immediately	5.1
Ashill	LP[001]009	Residential	20	Within 5 years	0.8
Attleborough	LP[002]006	Residential	220	Immediately	6.3
Attleborough	LP[002]009	Residential	91	Within 5 years	2.6
Attleborough	LP[002]010	Residential	101	Within 5 years	2.9
Attleborough	LP[002]013	Residential	35	Within 5 years	1.0

Attleborough	LP[002]015	Mixed Use	6300	5-10 years	210
Attleborough	LP[002]016	Residential	588	Immediately	16.8
Attleborough	LP[002]021	Employment		Within 5 years	2.0
Attleborough	LP[002]022	Employment		Within 5 years	4.0
Attleborough	LP[002]025	Employment		Immediately	4.8
Attleborough	LP[002]025	Residential	28	Immediately	0.8
Attleborough	LP[002]026	Employment	42	Immediately	1.2
Attleborough	LP[002]027	Residential	234	Immediately	6.7
Attleborough	LP[002]028	Residential	25	Immediately	0.73
Attleborough	LP[002]029	Retail/Employment	147	Immediately	4.2
Attleborough	LP[002]032	Residential	72	Immediately	2.06
Banham	LP[003]003	Residential	15	Within 5 years	1.2
Banham	LP[003]005	Residential	4	Immediately	0.2
Banham	LP[003]011	Residential	64	Within 5 years	2.58
Banham	LP[003]012	Residential	32	Within 5 years	1.28
Bawdeswell	LP[004]005	Residential	55	Within 5 years	2.2
Bawdeswell	LP[004]006	Residential	5	Within 5 years	0.2
Bawdeswell	LP[004]007	Residential	44	Within 5 years	1.79
Bawdeswell	LP[004]008	Residential	36	Immediately	1.7
Besthorpe	LP[008]001	Residential	66	Immediately	1.9
Besthorpe	LP[008]004	Residential	18	Immediately	0.5
Besthorpe	LP[008]012	Residential	462	Immediately	13.2

Croxton/Kilverstone	LP[099]001	Mixed Use	5000	Within 5 years	267.0
Dereham	LP[025]001	Residential	119	Immediately	3.4
Dereham	LP[025]002	Residential	7	Immediately	0.2
Dereham	LP[025]003	Residential & Open Space	598	Immediately	17.1
Dereham	LP[025]004	Residential	21	5-10 years	0.6
Dereham	LP[025]005	Residential	14	Immediately	0.5
Dereham	LP[025]006	Residential	8	Immediately	0.5
Dereham	LP[025]007	Residential	78	Immediately	3.7
Dereham	LP[025]011	Residential	200	5-10 years	5.72
Dereham	LP[025]023	Residential	391	Immediately	11.18
Dereham	LP[025]024	Residential	147	5-10 years	4.2
Dereham	LP[025]025	Residential	102	5-10 years	3.4
Dereham	LP[025]028	Residential	112	10-15 years	3.2
Dereham	LP[025]029	Residential	84	10-15 years	2.4
Dereham	LP[025]030	Residential	300	Immediately	24.09
Dereham	LP[025]033	Retail		10-15 years	0.7
Dereham	LP[025]035	Retail		10-15 years	1.09
Dereham	LP[025]036	Employment		Within 5 years	3.1
Garboldisham	LP[031]001	Residential	2	Within 5 years	0.1
Garboldisham	LP[031]004	Residential	26	Within 5 years	1.06
Garboldisham	LP[031]005	Residential	11	Within 5 years	0.45

Great Ellingham	LP[037]003	Residential	7	Within 5 years	0.3
Great Ellingham	LP[037]004	Residential/Rural Affordable Housing Exception Sit	12	Immediately	0.5
Great Ellingham	LP[037]005	Residential	5	Immediately	0.2
Great Ellingham	LP[037]009	Rural Affordable Housing Exception Site	15	Within 5 years	0.6
Great Ellingham	LP[037]010	Residential	5	Within 5 years	0.2
Great Ellingham	LP[037]015	Residential	10	Within 5 years	0.4
Great Ellingham	LP[037]016	Residential	37	Immediately	1.5
Great Ellingham	LP[037]019	Residential	260	Within 5 years	10.4
Great Ellingham	LP[037]020	Residential	59	Immediately	2.37
Harling	LP[042]001	Residential	200	Within 5 years	8.3
Harling	LP[042]005	Residential	12	Within 5 years	0.5
Harling	LP[042]006	Residential	5	Within 5 years	0.2
Harling	LP[042]008	Residential	14	Within 5 years	0.57
Harling	LP[042]010	Residential	95	Immediately	3.8
Harling	LP[042]014	Residential	55	Within 5 years	2.2

Harling	LP[042]016	Residential	13	Within 5 years	0.54
Harling	LP[042]020	Residential	80	Immediately	3.19
Hockering	LP[044]002	Residential	7	Immediately	0.28
Hockering	LP[044]003	Residential	28	Immediately	1.14
Hockering	LP[044]004	Residential	30	Within 5 years	1.2
Kenninghall	LP[051]003	Residential	15	Immediately	0.6
Kenninghall	LP[051]004	Residential	6	Within 5 years	0.25
Kenninghall	LP[051]005	Residential	19	Within 5 years	0.77
Kenninghall	LP[051]007	Residential	32	Within 5 years	1.31
Kenninghall	LP[051]008	Residential	90	Within 5 years	3.62
Kenninghall	LP[051]010	Residential	49	Within 5 years	1.98
Mattishall	LP[061]019	Residential	95	Immediately	3.81
Mattishall	LP[061]022	Residential	6	Immediately	0.27
Mattishall	LP[061]025	Residential	17	Immediately	0.71
Narborough	LP[065]008	Residential	42	Immediately	1.71
Narborough	LP[065]009	Retail	24	Within 5 years	0.98
Necton	LP[067]002	Residential	12	Immediately	0.5
Necton	LP[067]003	Residential	15	Within 5 years	0.6
Necton	LP[067]005	Residential	120	Within 5 years	4.8
Necton	LP[067]008	Residential	24	Within 5 years	0.97
Necton	LP[067]010	Residential & Open Space	102	Immediately	4.08

Necton	LP[067]011	Residential	30	Within 5 years	1.215
North Elmham	LP[070]001	Residential	18	Immediately	2.4
North Elmham	LP[070]002	Residential	10	Immediately	0.4
North Elmham	LP[070]006	Residential	30	5-10 years	2.17
North Elmham	LP[070]007	Residential	24	Immediately	0.96
North Elmham	LP[070]009	Residential	15	Immediately	0.6
Old Buckenham	LP[074]006	Residential	7	Within 5 years	0.3
Old Buckenham	LP[074]012	Residential	9	Within 5 years	0.38
Old Buckenham	LP[074]014	Residential	22	Within 5 years	0.9
Scarning	LP[083]002	Retail			0.9
Shipdham	LP[085]002	Residential	47	Immediately	1.9
Shipdham	LP[085]004	Residential	7	Within 5 years	0.3
Shipdham	LP[085]005	Residential	42	Within 5 years	1.7
Shipdham	LP[085]006	Residential	57	Within 5 years	2.3
Shipdham	LP[085]007	Residential	25	5-10 years	1.0
Shipdham	LP[085]009	Residential	83	Within 5 years	3.34
Snetterton	LP[087]003	Employment		Within 5 years	4.6
Snetterton	LP[087]004	Employment		Immediately	0.4
Snetterton	LP[087]005	Employment		Within 5 years	22.5
Snetterton	LP[087]006	Employment		Within 5 years	6.6

Snetterton	LP[087]008	Employment		Within 5 years	1.8
Snetterton	LP[087]009	Employment		Immediately	8.8
Snetterton	LP[087]010	Employment		Immediately	34.6
Snetterton	LP[087]011	Employment		Within 5 years	26.6
Snetterton	LP[087]012	Employment		Within 5 years	7.78
Snetterton	LP[087]013	Employment		Within 5 years	7.7
Sporle	LP[092]005	Residential	75	Within 5 years	3.03
Swaffham	LP[097]006	Residential	73	Immediately	2.1
Swaffham	LP[097]008	Residential	75	Within 5 years	3.04
Swaffham	LP[097]009	Residential	229	Within 5 years	9.5
Swaffham	LP[097]010	Residential	240	Immediately	6.88
Swaffham	LP[097]012	Residential	262	Immediately	7.49
Swaffham	LP[097]013	Residential	130	Immediately	6.27
Swaffham	LP[097]014	Residential	431	5-10 years	12.34
Swaffham	LP[097]015	Residential	644	Within 5 years	18.4
Swaffham	LP[097]018	Residential	165	Immediately	5.89
Swaffham	LP[097]019	Residential	179	Within 5 years	5.12
Swaffham	LP[097]022	Employment		Within 5 years	3
Swanton Morley	LP[098]001	Residential	67	Within 5 years	2.7
Swanton Morley	LP[098]002	Residential	45	Within 5 years	1.81
Swanton Morley	LP[098]003	Residential	73	Within 5 years	2.92

Swanton Morley	LP[098]006	Residential	20	Immediately	0.8
Swanton Morley	LP[098]009	Residential	9	Immediately	3.6
Swanton Morley	LP[098]012	Residential	16	Within 5 years	0.67
Swanton Morley	LP[098]013	Residential	122	Within 5 years	4.91
Swanton Morley	LP[098]014	Residential	92	Within 5 years	3.69
Thetford	LP[099]002	Retail		10-15 years	0.2
Thetford	LP[099]003	Retail		10-15 years	1.75
Thetford	LP[099]005	Retail		10-15 years	0.96
Thetford	LP[099]006	Retail		10-15 years	0.2
Watton	LP[104]001	Residential	49	5-10 years	1.4
Watton	LP[104]003	Residential & Open Space	80	Immediately	10.5
Watton	LP[104]006	Residential	161	Immediately	4.6
Watton	LP[104]008	Residential	154	Within 5 years	4.4
Watton	LP[104]009	Residential	91	Within 5 years	2.6
Watton	LP[104]015	Residential	98	Within 5 years	2.8
Watton	LP[104]016	Residential	15	Within 5 years	0.45
Watton	LP[104]017	Residential	140	Within 5 years	4.7
Watton	LP[104]019	Residential	77	Immediately	2.19
Weeting	LP[107]008	Residential	14	Within 5 years	0.58

9 Appendix B: Sites which have been excluded from the HELAA

9.1 The following table includes a list of all sites which have been assessed through the suitability assessment and have been excluded on the basis of a red category constraint. These sites have not been taken forward within the assessment.

Parish	Local Plan Reference	Proposed Use	Site Size
Ashill	LP[001]001	Residential	6.7
Ashill	LP[001]002	Residential	32.5
Ashill	LP[001]003	Residential	0.9
Ashill	LP[001]004	Residential	0.6
Ashill	LP[001]006	Residential	0.32
Ashill	LP[001]007	Residential	0.37
Ashill	LP[001]010	Residential	0.4
Attleborough	LP[002]001	Residential	2.3
Attleborough	LP[002]002	Employment	64.1
Attleborough	LP[002]004	Residential	0.6
Attleborough	LP[002]005	Residential	0.4
Attleborough	LP[002]007	Residential	7.8
Attleborough	LP[002]008	Residential	0.07
Attleborough	LP[002]011	Residential	1.0
Attleborough	LP[002]012	Residential	1.3
Attleborough	LP[002]014	Residential	1.2
Attleborough	LP[002]017	Residential	0.2
Attleborough	LP[002]018	Residential	0.3

Attleborough	LP[002]019	Residential	22.2
Attleborough	LP[002]020	Residential	6.4
Attleborough	LP[002]023	Retail	3.5
Attleborough	LP[002]024	Residential	0.8
Attleborough	LP[002]031	Residential	4.22
Banham	LP[003]002	Residential	0.1
Banham	LP[003]004	Residential	0.1
Banham	LP[003]006	Residential	0.35
Banham	LP[003]007	Residential	0.4
Banham	LP[003]008	Residential	2.58
Banham	LP[003]009	Residential	0.74
Banham	LP[003]010	Residential	1.7
Bawdeswell	LP[004]002	Residential	0.8
Bawdeswell	LP[004]003	Residential	0.7
Bawdeswell	LP[004]004	Residential	0.5
Besthorpe	LP[008]002	Residential	4.6
Besthorpe	LP[008]003	Employment/Retail/Open Space	17.9
Besthorpe	LP[008]005	Residential	3.7
Besthorpe	LP[008]006	Residential	2.1
Besthorpe	LP[008]007	Residential	3.3
Besthorpe	LP[008]008	Residential	1.0

Besthorpe	LP[008]009	Residential	0.6
Besthorpe	LP[008]013	Residential	4.49
Besthorpe	LP[008]014	Residential	16.29
Besthorpe	LP[008]015	Residential	18.37
Brettenham	LP[013]001	Residential	173
Brettenham	LP[013]002	Residential	0.67
Brettenham	LP[013]003	Residential	0.34
Brettenham	LP[013]004	Residential	0.58
Brettenham	LP[013]005	Residential	0.15
Brettenham	LP[013]006	Residential	7.23
Carbrooke	LP[017]007	Residential	2.94
Dereham	LP[025]008	Residential	7.1
Dereham	LP[025]009	Residential	10.1
Dereham	LP[025]010	Residential	19.3
Dereham	LP[025]020	Residential	0.18
Dereham	LP[025]021	Residential	0.23
Dereham	LP[025]022	Residential	0.2
Dereham	LP[025]027	Residential	2.1
Garboldisham	LP[031]002	Residential	1.98
Garboldisham	LP[031]003	Residential	2.71
Garboldisham	LP[031]006	Residential	2.01
Garboldisham	LP[031]008	Residential	1.85

Garboldisham	LP[031]009	Residential	1.61
Garboldisham	LP[031]010	Residential	1
Great Ellingham	LP[037]001	Residential	0.2
Great Ellingham	LP[037]002	Residential	1.84
Great Ellingham	LP[037]006	Residential	2.4
Great Ellingham	LP[037]007	Residential	0.2
Great Ellingham	LP[037]008	Residential	0.2
Great Ellingham	LP[037]011	Residential	0.3
Great Ellingham	LP[037]012	Residential	0.4
Great Ellingham	LP[037]013	Residential	0.4
Great Ellingham	LP[037]014	Residential	3.16
Great Ellingham	LP[037]017	Residential	1.3
Great Ellingham	LP[037]018	Residential	1.0
Great Ellingham	LP[037]021	Residential	0.35
Harling	LP[042]002	Residential & Open Space	2.6

Harling	LP[042]003	Residential	1.4
Harling	LP[042]004	Residential	0.2
Harling	LP[042]007	Residential	1.5
Harling	LP[042]009	Residential	1.6
Harling	LP[042]011	Residential	2.3
Harling	LP[042]015	Residential	5.9
Harling	LP[042]019	Residential	6.04
Hockering	LP[044]001	Residential	1.9
Kenninghall	LP[051]001	Residential	0.1
Kenninghall	LP[051]006	Residential	1.18
Kenninghall	LP[051]009	Residential	3.61
Litcham	LP[054]001	Residential	0.2
Litcham	LP[054]002	Residential	1.75
Litcham	LP[054]004	Residential	0.78
Litcham	LP[054]005	Residential	7.28
Litcham	LP[054]006	Residential	13.8
Litcham	LP[054]007	Residential	7.49
Mattishall	LP[061]001	Residential	4.6
Mattishall	LP[061]002	Residential	0.8
Mattishall	LP[061]003	Residential	0.1
Mattishall	LP[061]004	Residential	2.15
Mattishall	LP[061]006	Residential	0.8

Mattishall	LP[061]007	Residential	0.2
Mattishall	LP[061]008	Residential	0.7
Mattishall	LP[061]009	Residential	0.7
Mattishall	LP[061]010	Residential	6.1
Mattishall	LP[061]011	Residential	1.0
Mattishall	LP[061]012	Residential	0.2
Mattishall	LP[061]013	Residential	0.6
Mattishall	LP[061]014	Residential	0.87
Mattishall	LP[061]015	Residential	0.16
Mattishall	LP[061]016	Residential	2.9
Mattishall	LP[061]017	Residential	2.96
Mattishall	LP[061]018	Residential	0.11
Mattishall	LP[061]020	Residential	1.11
Mattishall	LP[061]021	Residential	6.37
Mattishall	LP[061]023	Residential	1.93
Mattishall	LP[061]024	Residential	0.7
Mattishall	LP[061]026	Residential	1.19
Narborough	LP[065]001	Residential	3.5
Narborough	LP[065]002	Residential	0.6
Narborough	LP[065]003	Residential	0.4
Narborough	LP[065]004	Residential	3.7
Narborough	LP[065]005	Residential	5.0

Narborough	LP[065]006	Residential	9.3
Narborough	LP[065]007	Residential	0.7
Narborough	LP[065]010	Residential	0.84
Necton	LP[067]001	Residential	0.2
Necton	LP[067]004	Residential	0.3
Necton	LP[067]007	Residential	1.47
Necton	LP[067]012	Residential	2.15
Necton	LP[067]013	Residential	6.3
North Elmham	LP[070]003	Residential	0.4
North Elmham	LP[070]008	Residential	1.7
North Elmham	LP[070]010	Residential	0.98
North Elmham	LP[070]011	Residential	1.12
North Elmham	LP[070]012	Residential	0.83
North Elmham	LP[070]013	Residential	1.43
North Elmham	LP[070]014	Residential	3.8
Old Buckenham	LP[074]001	Rural Affordable Housing Exception Site	0.8
Old Buckenham	LP[074]002	Rural Affordable Housing Exception Site	1.3
Old Buckenham	LP[074]003	Residential	0.2

Old Buckenham	LP[074]004	Residential	0.4
Old Buckenham	LP[074]005	Residential	0.4
Old Buckenham	LP[074]007	Residential	1.0
Old Buckenham	LP[074]008	Residential	0.3
Old Buckenham	LP[074]009	Residential	0.18
Old Buckenham	LP[074]010	Residential	0.47
Old Buckenham	LP[074]011	Residential	0.26
Old Buckenham	LP[074]013	Residential	0.15
Old Buckenham	LP[074]015	Residential	3.4
Scarning	LP[083]003	Residential	10.5
Scarning	LP[083]004	Residential	10.3
Scarning	LP[083]005	Residential	1.0
Scarning	LP[083]006	Residential	4.15
Scarning	LP[083]007	Residential	0.41
Scarning	LP[083]008	Residential	9.14
Scarning	LP[083]009	Residential	2.9
Scarning	LP[083]010	Residential	2.28
Scarning	LP[083]011	Residential	1.14

Scarning	LP[083]012	Residential	0.57
Scarning	LP[083]013	Residential	23.08
Scarning	LP[083]014	Residential	0.53
Scarning	LP[083]015	Residential	0.316
Scarning	LP[083]016	Residential	0.17
Scarning	LP[083]017	Residential	0.35
Scarning	LP[083]018	Residential	0.09
Scarning	LP[083]019	Residential	13.3
Shipdham	LP[085]001	Residential	0.7
Shipdham	LP[085]003	Residential	1.8
Shipdham	LP[085]008	Residential	0.2
Shipdham	LP[085]010	Residential	5.32
Shipdham	LP[085]011	Residential	1.4
Shipdham	LP[085]012	Greenfield	1.05
Sporle	LP[092]001	Residential	0.33
Sporle	LP[092]002	Residential	0.1
Sporle	LP[092]003	Residential	0.7
Sporle	LP[092]004	Residential	2.64
Sporle	LP[092]006	Residential	0.7
Sporle	LP[092]007	Residential	0.16
Sporle	LP[092]008	Residential	0.27
Sporle	LP[092]009	Residential	1.24

Swaffham	LP[097]001	Residential	12.8
Swaffham	LP[097]002	Residential	12.52
Swaffham	LP[097]003	Residential	11.52
Swaffham	LP[097]004	Residential	4.03
Swaffham	LP[097]005	Residential	1.1
Swaffham	LP[097]011	Residential	1.63
Swaffham	LP[097]016	Residential	2.03
Swaffham	LP[097]020	Residential	6.05
Swanton Morley	LP[098]004	Residential	5.1
Swanton Morley	LP[098]005	Residential	0.5
Swanton Morley	LP[098]007	Residential	0.5
Swanton Morley	LP[098]011	Residential	0.12
Swanton Morley	LP[098]016	Residential	1.91
Watton	LP[104]002	Residential & Open Space	3.2
Watton	LP[104]004	Residential	6.7
Watton	LP[104]005	Residential	7.6
Watton	LP[104]007	Residential	0.9
Watton	LP[104]010	Residential	9.0
Watton	LP[104]011	Residential	1.05
Watton	LP[104]012	Residential	8.73
Watton	LP[104]013	Residential	2.0

Watton	LP[104]014	Residential	0.14
Watton	LP[104]018	Residential	16.72
Weeting	LP[107]001	Mixed Use	27.8
Weeting	LP[107]002	Residential	4.32
Weeting	LP[107]003	Residential	92
Weeting	LP[107]004	Residential	2.79
Weeting	LP[107]006	Residential	5.01

10 Appendix C: Site Appraisals

10.1 The comprehensive site assessments have been published as a separate document due to the size of the document.

11 Appendix D: Sites Maps

11.1 Due to the number of sites assessed through the HELAA, the maps of the sites have been combined by settlement.

Site Address	<input type="text" value="Land off Poplar Road"/>	Parish	<input type="text" value="Attleborough"/>
Current Planning Status	<input type="text" value="3PL/2015/0190/O - Outline planning permission for a single dwellings"/>		
Site Size	<input type="text" value="0.6"/>	Local Plan Reference	<input type="text" value="LP[002]004"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Hector"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="21"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment		
Open Space	<input type="text" value="Green"/>	

Transport and Roads	Amber	NCC Highways commented that the site
Compatibility with adjoining uses	Amber	May be affected by adjacent railway line
Local Plan Designation	n/a	
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. The planning permission (3PL/2015/0190/O) on the site appears to restrict access to the site as such the site is excluded from this study.	

Site Address	<input type="text" value="Land off Hargham Road"/>	Parish	<input type="text" value="Attleborough"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.4"/>	Local Plan Reference	<input type="text" value="LP[002]005"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Holdom"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="14"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="NCC highways have raised severe highways constraints"/>
Accessibility to local services	<input type="text" value="Red"/>	<input type="text" value="Distant from key services."/>
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	<input type="text" value="Greenfield site."/>
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Amber"/>	<input type="text" value="May have an impact upon nearby listed buildings Grade 2 listed Potmere Farmhouse, Grade 2"/>

listed barn 25m NE of Potmere Farmhouse and Grade 2 listed barn 15m NE of Potmere Farmhouse

Open Space

Green

Transport and Roads

Red

NCC highways have raised severe highways constraints

Compatibility with adjoining uses

Green

Local Plan Designation

n/a

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

The availability assessment has not been completed because the site fails the suitability assessment. Due to the lack of suitable highways network & distance from the settlement the site has been excluded from the study.

Site Address	Land to the east of London Road	Parish	Attleborough
Current Planning Status	3PL/2016/0325/F - 200 dwellings currently being determined		
Site Size	6.3	Local Plan Reference	LP[002]006
Greenfield/Brownfield	Greenfield	Proposed Use	Residential
Ownership	Orbit Homes (2020) Ltd		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential			220
Density Calculator	Edge of Town 35dph		

Constraint	Score	Comment
Access to Site	Amber	Improvements to 1 way system (poss traffic signal enhancements). 100k+ improvements required to allow development to occur.
Accessibility to local services	Amber	
Utilities Capacity	Amber	
Contamination	Green	Greenfield land
Flood Risk	Green	
Market Attractiveness	Green	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	Green	
Townscape	Green	
Biodiversity and Geodiversity	Green	
Historic Environment	Green	

Open Space	Green	
Transport and Roads	Amber	Improvements to 1 way system (poss traffic signal enhancements). 100k+ improvements required to allow development to occur.
Compatibility with adjoining uses	Amber	May be impacted by noise from nearby A11
Local Plan Designation	n/a	
Availability Assessment		
Marketing		
Availability	Immediately	Application 3PL/2016/0325/F is currently being determined.
Build Out Rate	Approx 25 per annum.	
Achievability	The site is subject to a planning application and it is therefore considered that the site is achievable and viable.	
Overcoming Constraints	Mitigation required to overcome highways constraints.	
Trajectory of Development	No specific phasing requirements	
Barriers to Development	No known barriers to the development of the site.	
Conclusion		
The site is subject to a planning application and it is therefore considered that the site is achievable and viable. If highways constraints can be overcome it is considered that the site is deliverable.		

Site Address	<input type="text" value="Land between the A11 and London Road"/>	Parish	<input type="text" value="Attleborough"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="7.8"/>	Local Plan Reference	<input type="text" value="LP[002]007"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Waller"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>

Development Potential

Density Calculator

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Would need to be considered in the context of strategic growth"/>
Accessibility to local services	<input type="text" value="Red"/>	
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	

Open Space	Green	
Transport and Roads	Amber	Would need to be considered in the context of strategic growth
Compatibility with adjoining uses	Amber	May be impacted by noise from nearby A11
Local Plan Designation		
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the distance from the settlement the site has been excluded from the study.	

Site Address	<input type="text" value="Land at The Paddocks Leys Lane"/>	Parish	<input type="text" value="Attleborough"/>
Current Planning Status	<input type="text" value="3PL/2015/0543/F - Single house and garage - permission"/>		
Site Size	<input type="text" value="0.07"/>	Local Plan Reference	<input type="text" value="LP[002]008"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Taylor"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	
Accessibility to local services	<input type="text" value="Red"/>	<input type="text" value="Distant from key services."/>
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	
Open Space	<input type="text" value="Green"/>	

Transport and Roads

Compatibility with adjoining uses

Green

Local Plan Designation

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

The site is excluded from the study due to being below the site threshold (0.25 hectares).

Site Address	Land between Whitehouse Lane and Buckenham Road	Parish	Attleborough
Current Planning Status	3PL/2015/0546/O - Site has the decision to grant outline planning permission for 165 dwellings subject to the completion of a s106 agreement.		
Site Size	2.6	Local Plan Reference	LP[002]009
Greenfield/Brownfield	Brownfield	Proposed Use	Residential
Ownership	Raemoir Properties Ltd		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	91		
Density Calculator	Edge of Town 35dph		

Constraint	Score	Comment
Access to Site	Amber	Would need to be considered in the context of strategic growth
Accessibility to local services	Amber	
Utilities Capacity	Amber	
Contamination	Amber	Brownfield site
Flood Risk	Amber	Site partially falls into flood zone 3a - site is subject to surface water flooding.
Market Attractiveness	Green	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	Green	
Townscape	Green	
Biodiversity and Geodiversity	Green	

Historic Environment	Green	
Open Space	Green	
Transport and Roads	Amber	Would need to be considered in the context of strategic growth
Compatibility with adjoining uses	Green	
Local Plan Designation		
Availability Assessment		
Marketing		
Availability	Within 5 years	Due to the brownfield nature of the site there may be issues with contamination on the site.
Build Out Rate	Application (3PL/2015/0546/O) includes site LP[002]009 and 010. Build out rate 30 per annum.	
Achievability	The site is subject to a planning application with subject to grant awaiting s106. It is therefore considered that the site is achievable and viable.	
Overcoming Constraints	The site is subject to an area of surface water flooding which would need to be mitigated against. The site is brownfield and therefore may require mitigation to overcome any potential contamination.	
Trajectory of Development	No specific phasing requirements	
Barriers to Development	No major barriers to the development of the scheme have been identified. However the constraints check shows the requirement for a reduction in the scheme size.	
Conclusion	The site is currently awaiting a section 106 agreement. The site is therefore considered to be achievable and deliverable.	

Site Address	Land to the south of Whitehouse Lane	Parish	Attleborough
Current Planning Status	3PL/2015/0546/O - Site has the decision to grant outline planning permission for 165 dwellings subject to the completion of a s106 agreement.		
Site Size	2.9	Local Plan Reference	LP[002]010
Greenfield/Brownfield	Greenfield	Proposed Use	Residential
Ownership	Raemoir Properties Ltd		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	101		
Density Calculator	Edge of Town 35dph		

Constraint	Score	Comment
Access to Site	Amber	Would need to be considered in the context of strategic growth
Accessibility to local services	Amber	
Utilities Capacity	Amber	
Contamination	Amber	Brownfield site
Flood Risk	Amber	Site falls partially into flood zone 3a
Market Attractiveness	Green	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	Green	
Townscape	Green	
Biodiversity and Geodiversity	Green	
Historic Environment	Green	

Open Space	Green	
Transport and Roads	Amber	Would need to be considered in the context of strategic growth
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing		
Availability	Within 5 years	Due to the brownfield nature of the site there may be issues with contamination on the site.
Build Out Rate	Application (3PL/2015/0546/O) includes site LP[002]009 and 010. Build out rate 30 per annum.	
Achievability	The site is subject to a planning application with subject to grant awaiting s106. It is therefore considered that the site is achievable and viable.	
Overcoming Constraints	The site is subject to an area of surface water flooding which would need to be mitigated against. The site is brownfield and therefore may require mitigation to overcome any potential contamination.	
Trajectory of Development	No specific phasing requirements	
Barriers to Development	No major barriers to the development of the scheme have been identified. However the constraints check shows the requirement for a reduction in the scheme size.	
Conclusion		
	The site is currently awaiting a section 106 agreement. The site is therefore considered to be achievable and deliverable.	

Site Address	<input type="text" value="Land off Carvers Lane"/>	Parish	<input type="text" value="Attleborough"/>
Current Planning Status	<input type="text" value="3PL/2014/1264/F - Planning permission for 91 dwellings"/>		
Site Size	<input type="text" value="1.0"/>	Local Plan Reference	<input type="text" value="LP[002]011"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Norfolk Homes"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value=""/>		<input type="text" value="35"/>
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Would need to be considered in the context of strategic growth"/>
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is located within flood zone 1"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	

Open Space	Green	
Transport and Roads	Amber	Would need to be considered in the context of strategic growth
Compatibility with adjoining uses	Amber	Adjacent to A11 with potential noise impacts
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Immediately	Site is part of a larger site LP[002]011, 012 and 014 that have planning permission for 91 dwellings.
Build Out Rate	25 dwellings per annum	
Achievability	The site is subject to planning permission and it is therefore considered that the site is achievable and viable.	
Overcoming Constraints	No known constraints regarding the site.	
Trajectory of Development	No specific phasing requirements	
Barriers to Development	No major barriers to the development of the scheme have been identified.	
Conclusion	The site is subject to planning permission and has been excluded from the study as the figures are already included through the five year housing land supply. Due to the planning permission the site is therefore considered to be suitable and achievable.	

Site Address	<input type="text" value="Land off Carvers Lane"/>	Parish	<input type="text" value="Attleborough"/>
Current Planning Status	<input type="text" value="3PL/2014/1264/F - Planning permission for 91 dwellings"/>		
Site Size	<input type="text" value="1.3"/>	Local Plan Reference	<input type="text" value="LP[002]012"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Norfolk Homes"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="45"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Would need to be considered in the context of strategic growth"/>
Accessibility to local services	<input type="text" value="Green"/>	
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is located within flood zone 1"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	

Open Space	Green	
Transport and Roads	Amber	Would need to be considered in the context of strategic growth
Compatibility with adjoining uses	Amber	Adjacent to the A11 with potential noise impacts
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Immediately	Site is part of a larger site LP[002]011, 012 and 014 that have planning permission for 91 dwellings.
Build Out Rate	25 dwellings per annum	
Achievability	The site is subject to planning permission and it is therefore considered that the site is achievable and viable.	
Overcoming Constraints	No known constraints regarding the site.	
Trajectory of Development	No specific phasing requirements	
Barriers to Development	No major barriers to the development of the scheme have been identified.	
Conclusion	The site is subject to planning permission and has been excluded from the study as the figures are already included through the five year housing land supply. Due to the planning permission the site is therefore considered to be suitable and achievable.	

Site Address	<input type="text" value="Land off Carvers Lane"/>	Parish	<input type="text" value="Attleborough"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="1.0"/>	Local Plan Reference	<input type="text" value="LP[002]013"/>
Greenfield/Brownfield	<input type="text" value="Brownfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Norfolk Homes Ltd"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="35"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Would need to be considered in the context of strategic growth"/>
Accessibility to local services	<input type="text" value="Green"/>	
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	

Open Space	Green	
Transport and Roads	Amber	Would need to be considered in the context of strategic growth
Compatibility with adjoining uses	Amber	Adjacent to A11 which may have potential noise impacts
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Within 5 years	
Build Out Rate	25 per annum	
Achievability	The site has been submitted as a land representation through the Local Plan and it is therefore considered that the site is achievable. The site has a number of properties on the site and this may impact the viability of the site.	
Overcoming Constraints	The biggest constraint regarding the site is the multiple ownership of the site.	
Trajectory of Development	No specific phasing requirements	
Barriers to Development	No major barriers to the development of the scheme have been identified. However, constraints would need to be overcome in order for the site to come forward.	
Conclusion	If the constraints can be overcome it is considered that the site is suitable and achievable.	

Site Address	<input type="text" value="Land off Carvers Lane"/>	Parish	<input type="text" value="Attleborough"/>
Current Planning Status	<input type="text" value="3PL/2014/1264/F - Planning permission for 91 dwellings"/>		
Site Size	<input type="text" value="1.2"/>	Local Plan Reference	<input type="text" value="LP[002]014"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Norfolk Homes Ltd"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value=""/>		<input type="text" value="42"/>
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Would need to be considered in the context of strategic growth"/>
Accessibility to local services	<input type="text" value="Green"/>	
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Amber"/>	<input type="text" value="TPOs partially on site"/>
Historic Environment	<input type="text" value="Green"/>	

Open Space	Green	
Transport and Roads	Amber	Would need to be considered in the context of strategic growth
Compatibility with adjoining uses	Amber	Near to the A11 which may have potential noise impacts
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Immediately	Site is part of a larger site LP[002]011, 012 and 014 that have planning permission for 91 dwellings.
Build Out Rate	25 dwellings per annum	
Achievability	The site is subject to planning permission and it is therefore considered that the site is achievable and viable.	
Overcoming Constraints	No known constraints regarding the site.	
Trajectory of Development	No specific phasing requirements	
Barriers to Development	No major barriers to the development of the scheme have been identified.	
Conclusion	The site is subject to planning permission and has been excluded from the study as the figures are already included through the five year housing land supply. Due to the planning permission the site is therefore considered to be suitable and achievable.	

Site Address	<input type="text" value="Land between London Road and the B1077"/>	Parish	<input type="text" value="Attleborough"/>
Current Planning Status	<input type="text" value="This site forms the Attleborough Sustainable Urban Extension, which is proposed for allocation through the Local Plan"/>		
Site Size	<input type="text" value="210"/>	Local Plan Reference	<input type="text" value="LP[002]015"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Mixed Use"/>
Ownership	<input type="text" value="Ptarmigan"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="6300"/>		
Density Calculator	<input type="text" value="Out of town 30dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Would need to be considered in the context of strategic growth"/>
Accessibility to local services	<input type="text" value="Green"/>	<input type="text" value="Development of this scale would provide the critical mass for local services."/>
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	<input type="text" value="Greenfield land"/>
Flood Risk	<input type="text" value="Amber"/>	<input type="text" value="Part of site in flood zones 2 and 3a"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Amber"/>	<input type="text" value="SSSI Old Buckenham Fen south of site (approx 838m), SSI & SPA Swangey Fen south west of site (approx 1,000 m)/ Norfolk Valley Fens/CWS - Fen"/>

		Plantation/ Hargham Heath, CWS - Leys Plantation south of site (approx 136m) and CWS - West Moor East of site (approx 475m)
Historic Environment	Amber	Listed buildings and Bunn's bank scheduled monument nearby.
Open Space	Green	
Transport and Roads		
Compatibility with adjoining uses	Amber	Parts of site adjacent to railway line
Local Plan Designation	n/a	
Availability Assessment		
Marketing		
Availability	5-10 years	
Build Out Rate	approx 160 dwellings per annum	
Achievability	As the site has been submitted through the Local Plan it is considered that the site is achievable and viable.	
Overcoming Constraints	Due to the size of the site there are a number of constraints that would need to be overcome including flood risk, protection of the historic environment, protection of the natural environment etc. This mitigation may result in the number of dwellings on the site being reduced.	
Trajectory of Development	No specific phasing requirements.	
Barriers to Development	No known barriers to development; however, constrains raised would need to be addressed in order for the development of the site to come forward.	
Conclusion		
	The site has been submitted as a land representation and is therefore considered to be available. The site is also considered to be suitable and achievable.	

Site Address	<input type="text" value="Land to the north of Whitehouse Lane"/>	Parish	<input type="text" value="Attleborough"/>
Current Planning Status	<input type="text" value="3PL/2012/0465/F - Two-storey dwelling house with detached garage - Refused"/>		
Site Size	<input type="text" value="16.8"/>	Local Plan Reference	<input type="text" value="LP[002]016"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Giddy"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="588"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Would need to be considered in the context of strategic growth"/>
Accessibility to local services	<input type="text" value="Green"/>	
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	<input type="text" value="Greenfield land"/>
Flood Risk	<input type="text" value="Amber"/>	<input type="text" value="Part of site falls into flood zone 3a + Surface water flooding"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	<input type="text" value="TPO trees on site"/>

Historic Environment	Green	
Open Space	Green	
Transport and Roads	Amber	Would need to be considered in the context of strategic growth
Compatibility with adjoining uses	Amber	Site is adjacent railway line
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Immediately	The site has been submitted as a land representation.
Build Out Rate	25 per annum	
Achievability	The site has been submitted as a land representation and it is therefore considered that the site is achievable and viable.	
Overcoming Constraints	Part of the site falls into flood zone 3a while some areas of the site are subject to surface water flooding. This would need to be mitigated against and may reduce the number of dwellings on the site as a result.	
Trajectory of Development	No specific phasing requirements.	
Barriers to Development	No known barriers to development; however, constrains raised would need to be addressed in order for the development of the site to come forward.	
Conclusion	The site has been submitted as a land representation and is therefore considered to be available. The site is also considered to be suitable and achievable.	

Site Address	<input type="text" value="Land off London Road"/>	Parish	<input type="text" value="Attleborough"/>
Current Planning Status	<input type="text" value="3PL/2015/0486/F -Three two-storey dwellings - Permission"/>		
Site Size	<input type="text" value="0.2"/>	Local Plan Reference	<input type="text" value="LP[002]017"/>
Greenfield/Brownfield	<input type="text" value="Brownfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Kilby"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="7"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Would need to be considered in the context of strategic growth"/>
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is located within flood zone 1"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	

Open Space	Green	
Transport and Roads	Amber	Would need to be considered in the context of strategic growth
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The site is excluded from the study due to being below the site threshold (0.25 hectares).	

Site Address	<input type="text" value="Land off Buckenham Road"/>	Parish	<input type="text" value="Attleborough"/>
Current Planning Status	<input type="text" value="3PL/2016/0006/F -3 No. dwellings - Permission"/>		
Site Size	<input type="text" value="0.3"/>	Local Plan Reference	<input type="text" value="LP[002]018"/>
Greenfield/Brownfield	<input type="text" value="Brownfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Dingle"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value=""/>		<input type="text" value="10"/>
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="Access would not be acceptable onto Burgh Common. The Highway Authority would object to this site being included in the plan."/>
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is located within flood zone 1"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	

Open Space	Green	
Transport and Roads	Red	Access would not be acceptable onto Burgh Common. The Highway Authority would object to this site being included in the plan.
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

The availability assessment has not been completed because the site fails the suitability assessment. Due to severe highways constraints the site has been excluded from the study.

Site Address	Land to the north of Norwich Road	Parish	Attleborough
Current Planning Status	3PL/2015/1110/H - Full-176 dwellings, Outline-upto 350 dwellings		
Site Size	22.2	Local Plan Reference	LP[002]019
Greenfield/Brownfield	Greenfield	Proposed Use	Residential
Ownership	Gladedale		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="350"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Would need to be considered in the context of strategic growth"/>
Accessibility to local services	<input type="text" value="Green"/>	
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	<input type="text" value="Greenfield site"/>
Flood Risk	<input type="text" value="Amber"/>	<input type="text" value="Part of the site (to the east and west) falls under flood zones 2 and 3a - Large areas of the site are subject to surface water flooding."/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Amber"/>	<input type="text" value="There are multiple TPO trees on the site"/>

Historic Environment	Green	
Open Space	Green	
Transport and Roads	Amber	Would need to be considered in the context of strategic growth
Compatibility with adjoining uses	Amber	There may be potential noise impacts on the site due to the nearby A11
Local Plan Designation	n/a	
Availability Assessment		
Marketing		
Availability	Immediately	Site is subject to a planning application
Build Out Rate	25 dwellings per annum	
Achievability	The site is currently subject to a planning application suggesting that the site is achievable and viable.	
Overcoming Constraints	Large areas of the site are subject to surface water flooding with areas to the north of the site being situated with flood zones 2 and 3a. Mitigation may reduce the number of dwellings that can be achieved on the site.	
Trajectory of Development	No specific phasing requirements.	
Barriers to Development	No known barriers to development; however, constrains raised would need to be addressed in order for the development of the site to come forward.	
Conclusion	The site is subject to planning permission and has been excluded from the study as the figures are already included through the five year housing land supply. Due to the planning permission the site is therefore considered to be suitable and achievable.	

Site Address	<input type="text" value="Land to the east of Buckenham Road and south of Foundry Corner"/>	Parish	<input type="text" value="Attleborough"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="6.4"/>	Local Plan Reference	<input type="text" value="LP[002]020"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Childerhouse"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="224"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Would need to be considered in the context of strategic growth"/>
Accessibility to local services	<input type="text" value="Red"/>	<input type="text" value="Distant from the settlement"/>
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Amber"/>	<input type="text" value="Southern part of the site is subject to surface water flooding."/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	

Historic Environment	Green	
Open Space	Green	
Transport and Roads	Amber	Would need to be considered in the context of strategic growth
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

The availability assessment has not been completed because the site fails the suitability assessment. Due to the distance from the settlement the site has been excluded from the study.

Site Address	<input type="text" value="Land to the north of Bunns Bank"/>	Parish	<input type="text" value="Attleborough"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="2.0"/>	Local Plan Reference	<input type="text" value="LP[002]021"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Employment"/>
Ownership	<input type="text" value="West"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text"/>		

Density Calculator

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Would need to be considered in the context of strategic growth"/>
Accessibility to local services	<input type="text" value="Red"/>	<input type="text" value="Distant from services"/>
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	<input type="text" value="Greenfield site"/>
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	

Open Space	Green	
Transport and Roads	Amber	Would need to be considered in the context of strategic growth
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Within 5 years	
Build Out Rate		
Achievability	The site has been submitted as a land representation upon greenfield land and is therefore considered to be achievable and viable.	
Overcoming Constraints	No known constraints to development.	
Trajectory of Development	No specific phasing requirements.	
Barriers to Development	Development of the site is dependant on the demand for the the GEA to expand.	
Conclusion		
	The site has been submitted as a land representation for employment land and therefore it is considered that the site is suitable and available.	

Site Address	<input type="text" value="Land to the east of Bunns Bank"/>	Parish	<input type="text" value="Attleborough"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="4.0"/>	Local Plan Reference	<input type="text" value="LP[002]022"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Employment"/>
Ownership	<input type="text" value="West"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text"/>		

Density Calculator

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Would need to be considered in the context of strategic growth"/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Distant from services, but not proposed for residential."/>
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	<input type="text" value="Greenfield site."/>
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	

Open Space	Green	
Transport and Roads	Amber	Would need to be considered in the context of strategic growth
Compatibility with adjoining uses	Amber	
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Within 5 years	
Build Out Rate		
Achievability	The site has been submitted as a land representation upon greenfield land and is therefore considered to be achievable and viable.	
Overcoming Constraints	No known constraints to development.	
Trajectory of Development	No specific phasing requirements.	
Barriers to Development	Development of the site is dependant on the demand for the the GEA to expand.	
Conclusion	The site has been submitted as a land representation for employment land and therefore it is considered that the site is suitable and available.	

Site Address	Land off Ellingham Road	Parish	Attleborough
Current Planning Status	3PL/2016/0486/H - Change of use from agricultural to burial site and outline for 15 dwellings - no decision		
Site Size	3.5	Local Plan Reference	LP[002]023
Greenfield/Brownfield	Greenfield	Proposed Use	Retail
Ownership	Righetti		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text"/>		

Density Calculator

Constraint	Score	Comment
Access to Site	Amber	Would need to be considered in the context of strategic growth
Accessibility to local services	Red	Distant from the existing settlement
Utilities Capacity	Amber	
Contamination	Green	Greenfield land
Flood Risk	Green	
Market Attractiveness	Green	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	Green	
Townscape	Green	
Biodiversity and Geodiversity	Green	
Historic Environment	Green	

Open Space	Green	
Transport and Roads	Amber	Would need to be considered in the context of strategic growth
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

The availability assessment has not been completed because the site fails the suitability assessment. Due to the distance from the settlement the site has been excluded from the study.

Site Address	<input type="text" value="Land to the west of Buckenham Road"/>	Parish	<input type="text" value="Attleborough"/>
Current Planning Status	<input type="text" value="3PL/2012/1243/F - 17 dwellings - refused"/>		
Site Size	<input type="text" value="0.8"/>	Local Plan Reference	<input type="text" value="LP[002]024"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Edwards"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="28"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Would need to be considered in the context of strategic growth"/>
Accessibility to local services	<input type="text" value="Red"/>	<input type="text" value="Distant from services."/>
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Amber"/>	<input type="text" value="There are TPO trees bordering the site"/>
Historic Environment	<input type="text" value="Green"/>	

Open Space	Green	
Transport and Roads	Amber	Would need to be considered in the context of strategic growth
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

The availability assessment has not been completed because the site fails the suitability assessment. Due to the distance from the settlement the site has been excluded from the study.

Site Address	<input type="text" value="Land at the junction of Hargham Road and New Road"/>	Parish	<input type="text" value="Attleborough"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="4.8"/>	Local Plan Reference	<input type="text" value="LP[002]025"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Employment"/>
Ownership	<input type="text" value="Smith"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text"/>		

Density Calculator

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Would need to be considered in the context of strategic growth"/>
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	<input type="text" value="Greenfield land"/>
Flood Risk	<input type="text" value="Amber"/>	<input type="text" value="Northern part of the site is constrained by Surface Water Flooding."/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	

Historic Environment	Green	
Open Space	Green	
Transport and Roads	Amber	Would need to be considered in the context of strategic growth
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Immediately	The site has been submitted as a land representation.
Build Out Rate	n/a	
Achievability	The site has been submitted as a land representation on greenfield land and is therefore considered to be achievable and viable.	
Overcoming Constraints	The site is subject to an area of surface water flooding to the north/north east of the site.	
Trajectory of Development	No specific phasing requirements.	
Barriers to Development	Besides the constraint of the site the barrier to develop would be the demand upon Haverscroft to expand.	
Conclusion	The site has been submitted as a land representation for employment land and therefore it is considered that the site is suitable and available.	

Site Address	Land at the junction of Hargham Road and New Road	Parish	Attleborough
Current Planning Status	No relevant planning history		
Site Size	0.8	Local Plan Reference	LP[002]025
Greenfield/Brownfield	Greenfield	Proposed Use	Residential
Ownership	Norfolk County Council		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential			28
Density Calculator	Edge of Town 35dph		

Constraint	Score	Comment
Access to Site	Amber	Would need to be considered in the context of strategic growth
Accessibility to local services	Amber	Distant from key services and facilities.
Utilities Capacity	Amber	
Contamination	Green	Greenfield land
Flood Risk	Green	Northern part of the site is constrained by Surface Water Flooding.
Market Attractiveness	Green	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	Green	
Townscape	Green	
Biodiversity and Geodiversity	Green	

Historic Environment	Green	
Open Space	Green	
Transport and Roads	Amber	Would need to be considered in the context of strategic growth
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Immediately	The site has been submitted as a land representation.
Build Out Rate	n/a	
Achievability	The site has been submitted as a land representation on greenfield land and is therefore considered to be achievable and viable.	
Overcoming Constraints	The site is subject to an area of surface water flooding to the north/north east of the site.	
Trajectory of Development	No specific phasing requirements.	
Barriers to Development	No known barriers to development	
Conclusion		
Conclusion	The site has been submitted as a land representation for residential land and therefore it is considered that the site is suitable and available.	

Site Address	<input type="text" value="Land to the east of Haverscroft Industrial Estate"/>	Parish	<input type="text" value="Attleborough"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="1.2"/>	Local Plan Reference	<input type="text" value="LP[002]026"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Employment"/>
Ownership	<input type="text" value="Norfolk County Council"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="42"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Would need to be considered in the context of strategic growth"/>
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	

Open Space	Green	
Transport and Roads	Amber	Would need to be considered in the context of strategic growth
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown.	
Availability	Immediately	The site has been submitted as a land representation.
Build Out Rate	n/a	
Achievability	The site has been submitted as a land representation on greenfield land and is therefore considered to be achievable and viable.	
Overcoming Constraints	No known constraints.	
Trajectory of Development	No specific phasing requirements.	
Barriers to Development	No known barriers to development	
Conclusion	The site has been submitted as a land representation for employment land and therefore it is considered that the site is suitable and available.	

Site Address	<input type="text" value="Land between Hargham Road and the railway line"/>	Parish	<input type="text" value="Attleborough"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="6.7"/>	Local Plan Reference	<input type="text" value="LP[002]027"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Norfolk County Council"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="234"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Would need to be considered in the context of strategic growth"/>
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	<input type="text" value="Greenfield site"/>
Flood Risk	<input type="text" value="Amber"/>	<input type="text" value="Partially in flood zone 3a"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	

Open Space	Green	
Transport and Roads	Amber	Would need to be considered in the context of strategic growth
Compatibility with adjoining uses	Amber	Adjacent to railway line
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Immediately	The site has been submitted as a land representation.
Build Out Rate	n/a	
Achievability	The site has been submitted as a land representation on greenfield land and is therefore considered to be achievable and viable.	
Overcoming Constraints	Surface water flooding and zone 3a flood zone on the edges of the site, mitigation would be required to overcome this.	
Trajectory of Development	No specific phasing requirements.	
Barriers to Development	No known barriers to development	
Conclusion		
Conclusion	The site has been submitted as a land representation for residential land and therefore it is considered that the site is suitable and available.	

Site Address	<input type="text" value="New Bungalow, Leys Lane"/>	Parish	<input type="text" value="Attleborough"/>
Current Planning Status	<input type="text" value="3PL/2011/0419/F - change of use for the siting of 6 caravans - Refused"/>		
Site Size	<input type="text" value="0.73"/>	Local Plan Reference	<input type="text" value="LP[002]028"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Jones"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="25"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Would need to be considered in the context of strategic growth"/>
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Amber"/>	<input type="text" value="Potential contamination"/>
Flood Risk	<input type="text" value="Amber"/>	<input type="text" value="Small area of surface water flooding to along the south-west of the site."/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	<input type="text" value="There are TPO trees bordering the site"/>
Historic Environment	<input type="text" value="Green"/>	

Open Space	Green	
Transport and Roads	Amber	Would need to be considered in the context of strategic growth
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown.	
Availability	Immediately	The site has been submitted as a land representation.
Build Out Rate	25 per annum	
Achievability	The site has been submitted as a land representation on previously developed land and is therefore considered to be achievable and viable.	
Overcoming Constraints	Surface water flooding on the edges of the site, mitigation would be required to overcome this.	
Trajectory of Development	No specific phasing requirements.	
Barriers to Development	No known barriers to development	
Conclusion	The site has been submitted as a land representation for residential land and therefore it is considered that the site is suitable and available.	

Site Address	<input type="text" value="Land to the west of London Road"/>	Parish	<input type="text" value="Attleborough"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="4.2"/>	Local Plan Reference	<input type="text" value="LP[002]029"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Retail/Employment"/>
Ownership	<input type="text" value="Southgate"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="147"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Would need to be considered in the context of strategic growth"/>
Accessibility to local services	<input type="text" value="Red"/>	<input type="text" value="Distant from settlement."/>
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	<input type="text" value="Greenfield land"/>
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Edge of site Flood zone 3a & 2"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	<input type="text" value="247m - CWS"/>
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Amber"/>	<input type="text" value="May have an impact upon adjacent Grade II"/>

		listed building White Lodge Inn
Open Space	Green	
Transport and Roads	Amber	Would need to be considered in the context of strategic growth
Compatibility with adjoining uses	Amber	The site is adjacent to the A11 which may have a potential noise impact
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown.	
Availability	Immediately	
Build Out Rate	n/a	
Achievability	The site has been submitted as a land representation	
Overcoming Constraints	Development of the site may have an impact upon the nearby listed building. This would have to be mitigated against during the design phase of the scheme.	
Trajectory of Development	No specific phasing requirements.	
Barriers to Development	The site has been earmarked for employment land within the Attleborough Neighbourhood Plan.	
Conclusion	The site has been submitted as a land representation for retail land/Employment and therefore it is considered that the site is suitable and available.	

Site Address	<input type="text" value="Land to the west of Hargham Road"/>	Parish	<input type="text" value="Attleborough"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="4.22"/>	Local Plan Reference	<input type="text" value="LP[002]031"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Appleton"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="147"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Would need to be considered in the context of strategic growth"/>
Accessibility to local services	<input type="text" value="Red"/>	<input type="text" value="Distant from settlement."/>
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is located within flood zone 1"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	

Open Space	Green	
Transport and Roads	Amber	Would need to be considered in the context of strategic growth
Compatibility with adjoining uses	Amber	Site is next to the A11 which may have potential noise impacts
Local Plan Designation		
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the distance from the settlement the site has been excluded from the study.	

Site Address	<input type="text" value="Land to the south of Victory Park"/>	Parish	<input type="text" value="Attleborough"/>
Current Planning Status	<input type="text" value="3PL/2016/096/F - New office building - Permission"/>		
Site Size	<input type="text" value="2.06"/>	Local Plan Reference	<input type="text" value="LP[002]032"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Norfolk County Council"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value=""/>		<input type="text" value="72"/>
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Would need to be considered in the context of strategic growth"/>
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	<input type="text" value="Greenfield land"/>
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Adjacent flood zone 2 & 3a + Surface water flooding on site."/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	

Open Space	Green	
Transport and Roads	Amber	Would need to be considered in the context of strategic growth
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown.	
Availability	Immediately	The site has been submitted as a land representation.
Build Out Rate	25 per annum	
Achievability	The site has been submitted as a land representation on greenfield land and is therefore considered to be achievable and viable.	
Overcoming Constraints	The site is subject to an area of surface water flooding to the north/north east of the site.	
Trajectory of Development	No specific phasing requirements.	
Barriers to Development	No known barriers to development	
Conclusion	The site has been submitted as a land representation for residential land and therefore it is considered that the site is suitable and available.	

Site Address	<input type="text" value="Land adjacent Rectory Farm"/>	Parish	<input type="text" value="Banham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.1"/>	Local Plan Reference	<input type="text" value="LP[003]002"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Rout"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="2"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="No access identified as suitable"/>
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is located in flood zone 1"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	
Open Space	<input type="text" value="Green"/>	

Transport and Roads	Green
Compatibility with adjoining uses	Green
Local Plan Designation	The site is considered an unreasonable option in the emerging Local Plan.
Availability Assessment	
Marketing	
Availability	
Build Out Rate	
Achievability	
Overcoming Constraints	
Trajectory of Development	
Barriers to Development	
Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the lack of access the site has been excluded from the study.

Site Address	<input type="text" value="Land south of Greyhound Lane"/>	Parish	<input type="text" value="Banham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="1.2"/>	Local Plan Reference	<input type="text" value="LP[003]003"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="G.F.Cole & Son"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="15"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Improvements required to the footpath network"/>
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Amber"/>	<input type="text" value="Flood zone 3a partially covers the site."/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="the site is situated within an area of moderate-high sensitivity to change."/>
Townscape	<input type="text" value="Amber"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Amber"/>	<input type="text" value="Site lies within the Banham Conservation Area"/>

Open Space	Green	
Transport and Roads	Amber	Some improvements to footpaths would be required
Compatibility with adjoining uses	Green	
Local Plan Designation		
Availability Assessment		
Marketing	No	
Availability	Within 5 years	Any development would be required to show how It would mitigate against and overcome constraints on the site.
Build Out Rate	7 per annum	
Achievability	The site is greenfield, but the issues regarding surface water flooding would need to be overcome to ensure the site is achievable. This may have an impact upon the overall viability of the site depending on the level of mitigation required.	
Overcoming Constraints	The LLFA commented that there is Significant flood risk associated with the site as indicated by the Updated flood Map for Surface Water in a 1 in 100 and a 1 in 1000 year. This flow path splits the site and may or may not be associated with an ordinary watercourse on site. Connecting the development together by any infrastructure e.g. a road would have to be carefully considered.	
Trajectory of Development	Due to the size of the site there are no specific phasing requirements.	
Barriers to Development	The significant barrier to the development of this site is the threat of flooding on the site. An area of 3a flood risk covers the site with the LLFA raising the issue of surface water flooding on the site splitting the site.	
Conclusion	The development potential of the site has been halved due to the constraints on the site. If the issue of surface water flooding can be overcome then it is considered that the site can come forward within the next 5 years.	

Site Address	<input type="text" value="Land south of Heath Road"/>	Parish	<input type="text" value="Banham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.1"/>	Local Plan Reference	<input type="text" value="LP[003]004"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="G.F.Cole & Son"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="2"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Red"/>	<input type="text" value="1 in 100 year and 1 in 30 year surface water flooding"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Amber"/>	<input type="text" value="The site adjoins the conservation area and may have an impact upon the character and appearance."/>
Biodiversity and Geodiversity	<input type="text" value="Green"/>	

Historic Environment	Amber	The site adjoins the conservation area and may have an impact upon the character and appearance.
Open Space	Green	
Transport and Roads	Green	
Compatibility with adjoining uses	Green	Site adjoins residential development
Local Plan Designation	The site is considered an alternative option in the emerging Local Plan.	
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the extent of 1 in 100 and 1 in 30 year surface flood risk the site has been excluded from the study.	

Site Address	<input type="text" value="Land adjacent to Hilcrest, Mill Road"/>	Parish	<input type="text" value="Banham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.2"/>	Local Plan Reference	<input type="text" value="LP[003]005"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="G.F.Cole & Son"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="4"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	
Accessibility to local services	<input type="text" value="Green"/>	
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Amber"/>	<input type="text" value="Site is in close proximity to Hill Crest which is Grade II listed, Historic England have noted potential impact upon property"/>

Open Space	Green	
Transport and Roads	Green	
Compatibility with adjoining uses	Green	Adjoins settlement boundary
Local Plan Designation	The site is considered to be an alternative option in the emerging Local Plan.	
Availability Assessment		
Marketing	No	
Availability	Immediately	The site is a greenfield site adjoining the existing settlement boundary.
Build Out Rate	Due to the size of the site, it is anticipated that development of the site could occur within a single year.	
Achievability	The site is a greenfield site adjoining the existing settlement boundary and therefore is considered to be achievable and viable.	
Overcoming Constraints	Historic England have raised concerns regarding development of the site and the potential impacts of development upon the nearby Grade II Listed Building. Further work will need to be carried out to assess the impact upon the character and setting of this building.	
Trajectory of Development	Due to the size of the site there are no specific phasing requirements.	
Barriers to Development	The impact of development on the character and setting of the listed building remains the only known barrier to development.	
Conclusion		
Conclusion	If the impact upon the adjoining listed building can be mitigated against it is expected that the site would come forward in the immediate future.	

Site Address	<input type="text" value="Beckhall Manor, Dam Brigg"/>	Parish	<input type="text" value="Banham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.35"/>	Local Plan Reference	<input type="text" value="LP[003]006"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Sutton"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="8"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Access improvements would be required"/>
Accessibility to local services	<input type="text" value="Red"/>	<input type="text" value="Site is remote from services and facilities"/>
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	
Open Space	<input type="text" value="Green"/>	

Transport and Roads

Red

NCC highways have indicated that the site suffers from severe highways constraints

Compatibility with adjoining uses

Green

Local Plan Designation

The site is considered to be an unreasonable option in the emerging Local Plan.

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

The availability assessment has not been completed because the site fails the suitability assessment. Due to the distance of the site from the existing settlement boundary and severe highways constraints the site has been excluded from the study.

Site Address	<input type="text" value="Land adjacent to Beckhall Manor"/>	Parish	<input type="text" value="Banham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.4"/>	Local Plan Reference	<input type="text" value="LP[003]007"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Sutton"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="10"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Access improvements would be required"/>
Accessibility to local services	<input type="text" value="Red"/>	<input type="text" value="The site is distant from the services and facilities within the village"/>
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	

Open Space	Green	
Transport and Roads	Red	NCC highways have indicated that the site suffers from severe highways constraints
Compatibility with adjoining uses	Green	
Local Plan Designation	The site is considered to be an unreasonable option in the emerging Local Plan.	
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the distance of the site from the existing settlement boundary and severe highways constraints the site has been excluded from the study.	

Site Address	<input type="text" value="Land south of Kenninghall Road"/>	Parish	<input type="text" value="Banham"/>
Current Planning Status	<input type="text" value="3PL/2014/1006/O - Outline planning application for the erection of up to 43 dwellings"/>		
Site Size	<input type="text" value="2.58"/>	Local Plan Reference	<input type="text" value="LP[003]008"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Murphy"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="43"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	
Accessibility to local services	<input type="text" value="Green"/>	
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	
Open Space	<input type="text" value="Green"/>	

Transport and Roads	Green
Compatibility with adjoining uses	Green
Local Plan Designation	n/a
Availability Assessment	
Marketing	Unknown
Availability	Immediately Site has outline planning permission
Build Out Rate	20 dwellings per annum
Achievability	The site has outline planning permission and as such is considered to be achievable and viable.
Overcoming Constraints	The determination of the planning application will have seen that constraints to the development will have been overcome.
Trajectory of Development	No specific phasing requirements.
Barriers to Development	No barriers to the development of the site have been identified.
Conclusion	The site is subject to planning permission and has been excluded from the study as the figures are already included through the five year housing land supply. Due to the planning permission the site is therefore considered to be suitable and achievable.

Site Address	<input type="text" value="Land off Wayland Way"/>	Parish	<input type="text" value="Banham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.74"/>	Local Plan Reference	<input type="text" value="LP[003]009"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Breckland DC"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value=""/>		<input type="text" value="18"/>
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Improvements would be required to the footpath network"/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Site has good access to services and facilities within the village"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is located within flood zone 1"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Amber"/>	<input type="text" value="Site is currently protected open space so development would impact upon the townscape"/>
Biodiversity and Geodiversity	<input type="text" value="Green"/>	

Historic Environment	Green	
Open Space	Red	Development of the site would result in the loss of Wayland Way amenity green space.
Transport and Roads	Amber	Improvements would be required to the footpath network
Compatibility with adjoining uses	Green	
Local Plan Designation		
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	This site include a red constraint for loss of open space within the suitability assessment. Breckland has a deficit of open space. On this basis the site has been excluded from the assessment and the availability assessment has not been carried out.	

Site Address	<input type="text" value="Land adjacent to the Chestnuts"/>	Parish	<input type="text" value="Bawdeswell"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.8"/>	Local Plan Reference	<input type="text" value="LP[004]002"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Weller"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input checked="" type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="20"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Red"/>	<input type="text" value="Site is in flood zone 3b for surface water flooding."/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Amber"/>	<input type="text" value="The site is located partially within the conservation areas"/>
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Amber"/>	<input type="text" value="The site is located partially within the conservation areas"/>

Open Space	Green
Transport and Roads	Green
Compatibility with adjoining uses	Green
Local Plan Designation	n/a
Availability Assessment	
Marketing	
Availability	
Build Out Rate	
Achievability	
Overcoming Constraints	
Trajectory of Development	
Barriers to Development	
Conclusion	The site has a red constraint within the suitability assessment for flood risk. A large proportion of the site is located within flood zone 3b for surface water flooding. The site has been excluded from the assessment on this basis and the availability assessment has not been carried out.

Site Address	<input type="text" value="Land east of Dereham Road"/>	Parish	<input type="text" value="Bawdeswell"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.7"/>	Local Plan Reference	<input type="text" value="LP[004]003"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Downs"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input checked="" type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="17"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Red"/>	<input type="text" value="A large proportion of the site is within flood zone 3b for surface water flooding"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Amber"/>	<input type="text" value="Site is partially within the conservation area"/>
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Amber"/>	<input type="text" value="Site is located within the conservation area. Historic England have indicated that a detailed"/>

Open Space

Transport and Roads

Compatibility with adjoining uses

Local Plan Designation

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

The site has a red constraint within the suitability assessment for flood risk. A large proportion of the site is located within flood zone 3b for surface water flooding. The site has been excluded from the assessment on this basis and the availability assessment has not been carried out.

Site Address	<input type="text" value="Land to the east of Paradise land"/>	Parish	<input type="text" value="Bawdeswell"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.5"/>	Local Plan Reference	<input type="text" value="LP[004]004"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Downs"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="12"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="Access is via a private road and it would require third party land"/>
Accessibility to local services	<input type="text" value="Green"/>	
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is within flood zone 1"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	

Open Space	Green	
Transport and Roads	Red	Highways improvements would be required for the development of this site
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

The availability assessment has not been completed because the site fails the suitability assessment. Due to the lack of access the site has been excluded from the study.

Site Address	<input type="text" value="Land west of Reepham Road"/>	Parish	<input type="text" value="Bawdeswell"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="2.2"/>	Local Plan Reference	<input type="text" value="LP[004]005"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Williamson"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="55"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Improvements to footway provision within the area is needed"/>
Accessibility to local services	<input type="text" value="Green"/>	
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is located within flood zone 1"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Amber"/>	<input type="text" value="Site adjoins the conservation area"/>
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Amber"/>	<input type="text" value="Site adjoins the conservation area and any impact upon it will need to be considered"/>

Open Space	Green	
Transport and Roads	Amber	Improvements to highway network will be required
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Within 5 years	Site is greenfield arable farmland
Build Out Rate	25 dwellings per annum	
Achievability	This is a greenfield site which has been promoted for inclusion within the Local Plan.	
Overcoming Constraints	<p>NCC highways have indicated that improvements to the local road network would be required to ensure that this site is suitable. It is considered that this could be achieved through the planning application.</p> <p>The site is partially inside the conservation area and it may impact upon the conservation area. An appropriate design of the site woul mitigate this issue.</p>	
Trajectory of Development	No specific phasing is required for the site	
Barriers to Development	No major barriers to the development of the site have been identified.	
Conclusion	The site is considered to be in a suitable and available location for residential development.	

Site Address	<input type="text" value="Land off Norwich Road"/>	Parish	<input type="text" value="Bawdeswell"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.2"/>	Local Plan Reference	<input type="text" value="LP[004]006"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Plumb"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="5"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Improvements to the footpath network would be required"/>
Accessibility to local services	<input type="text" value="Green"/>	
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is in flood zone 1"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	

Open Space	Green	
Transport and Roads	Amber	
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Within 5 years	The site is currently greenfield arable farmland.
Build Out Rate	5 dwellings per annum	
Achievability	This is a greenfield site which has been promoted for inclusion within the Local Plan. No specific issues relating to achievability or viability have been identified.	
Overcoming Constraints	NCC highways have indicated that improvements to the highways network would be required. This could be dealt with through the planning application and is not considered to be a constraint to the development of the site.	
Trajectory of Development	No specific phasing requirements	
Barriers to Development	No major barriers to the development of the site have been identified	
Conclusion	The site has been assessed as being both suitable and available for residential development.	

Site Address	<input type="text" value="Land off Reepham Road"/>	Parish	<input type="text" value="Bawdeswell"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="1.79"/>	Local Plan Reference	<input type="text" value="LP[004]007"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Plumb"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="44"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Improvements required to the footpath network"/>
Accessibility to local services	<input type="text" value="Green"/>	
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is located within flood zone 1"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Amber"/>	<input type="text" value="Site is partially within the conservation area and may impact upon it"/>
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Amber"/>	<input type="text" value="Site is partially within the conservation area and may impact upon it"/>

Open Space	Green	
Transport and Roads	Amber	Improvements would be required to the footpath network
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Within 5 years	The site is currently greenfield arable farmland.
Build Out Rate	20 dwellings per annum	
Achievability	This is a greenfield site which has been promoted for inclusion within the Local Plan. No specific issues relating to achievability or viability have been identified.	
Overcoming Constraints	NCC highways have indicated that improvements to the highways network would be required. This could be dealt with through the planning application and is not considered to be a constraint to the development of the site.	
Trajectory of Development	No specific phasing of development	
Barriers to Development	No major barriers to the development of the site have been identified	
Conclusion		
Conclusion	The site has been assessed as being both suitable and available for residential development.	

Site Address	<input type="text" value="Land south of Norwich Road"/>	Parish	<input type="text" value="Besthorpe"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="1.9"/>	Local Plan Reference	<input type="text" value="LP[008]001"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Marjoram"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="66"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	
Townscape	<input type="text" value="Amber"/>	
Biodiversity and Geodiversity	<input type="text" value="Amber"/>	
Historic Environment	<input type="text" value="Green"/>	
Open Space	<input type="text" value="Green"/>	

Transport and Roads	Amber
Compatibility with adjoining uses	Amber
Local Plan Designation	n/a
Availability Assessment	
Marketing	Unknown
Availability	Immediately
Build Out Rate	25 per annum
Achievability	The site has been submitted as a land representation on greenfield land and therefore is considered to be achievable and viable.
Overcoming Constraints	No known constraints regarding the site
Trajectory of Development	No specific phasing of development
Barriers to Development	No major barriers to the development of the site have been identified
Conclusion	The site has been assessed as being both suitable and available for residential development.

Site Address	<input type="text" value="Land off White House Lane"/>	Parish	<input type="text" value="Besthorpe"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="4.6"/>	Local Plan Reference	<input type="text" value="LP[008]002"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Giddy"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="161"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="Whitehorse Lane in its current form is inadequate to cater for further development by way of limited width, lack of pedestrian provision and substandard junction with Bunwell Road. The Highway Authority would object to this site in being in the local plan."/>
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Amber"/>	<input type="text" value="Surface water flooding to the south-east of the site."/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	

Townscape	Green	
Biodiversity and Geodiversity	Green	
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Red	Whitehorse Lane in its current form is inadequate to cater for further development by way of limited width, lack of pedestrian provision and substandard junction with Bunwell Road. The Highway Authority would object to this site in being in the local plan.
Compatibility with adjoining uses	Amber	
Local Plan Designation	n/a	
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the highways constraints the site has been excluded from the study.	

Site Address	<input type="text" value="Land to the south of the A11"/>	Parish	<input type="text" value="Besthorpe"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="17.9"/>	Local Plan Reference	<input type="text" value="LP[008]003"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Employment/Retail/Open Space"/>
Ownership	<input type="text" value="Watling"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="626"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="Not suitable for allocation. Unsustainable location. The Highway Authority would object to this site in being in the local plan"/>
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Red"/>	<input type="text" value="Large area of the site subject to flood zone 3a."/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	
Townscape	<input type="text" value="Amber"/>	
Biodiversity and Geodiversity	<input type="text" value="Amber"/>	<input type="text" value="Close proximity to a County Wildlife Site"/>

Historic Environment	Red	Site includes scheduled monument
Open Space	Green	
Transport and Roads	Red	Not suitable for allocation. Unsustainable location. The Highway Authority would object to this site in being in the local plan
Compatibility with adjoining uses	Red	
Local Plan Designation	n/a	

Availability Assessment	
Marketing	
Availability	
Build Out Rate	
Achievability	
Overcoming Constraints	
Trajectory of Development	
Barriers to Development	

Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the highways constraints the site has been excluded from the study.
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Site Address	<input type="text" value="Land to the south of Norwich Road"/>	Parish	<input type="text" value="Besthorpe"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.5"/>	Local Plan Reference	<input type="text" value="LP[008]004"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Greenacre"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="18"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	
Townscape	<input type="text" value="Amber"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	
Open Space	<input type="text" value="Green"/>	

Transport and Roads	Amber
Compatibility with adjoining uses	Amber
Local Plan Designation	n/a
Availability Assessment	
Marketing	Unknown
Availability	Immediately
Build Out Rate	
Achievability	The site has been submitted as a land representation on greenfield land and therefore is considered to be achievable and viable.
Overcoming Constraints	No known constraints regarding the site
Trajectory of Development	No specific phasing of development
Barriers to Development	No major barriers to the development of the site have been identified
Conclusion	The site has been assessed as being both suitable and available for residential development.

Site Address	<input type="text" value="Land to the north of Silver Street"/>	Parish	<input type="text" value="Besthorpe"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="3.7"/>	Local Plan Reference	<input type="text" value="LP[008]005"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Watling"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="129"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="Not suitable for allocation. Unsustainable location. The Highway Authority would object to this site in being in the local plan"/>
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Amber"/>	<input type="text" value="Partially within flood zone 3a"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Amber"/>	<input type="text" value="Within close proximity to a CWS"/>

Historic Environment	Amber	Adjacent to scheduled monument
Open Space	Green	
Transport and Roads	Red	Not suitable for allocation. Unsustainable location. The Highway Authority would object to this site in being in the local plan
Compatibility with adjoining uses	Red	
Local Plan Designation	n/a	
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the highways constraints the site has been excluded from the study.	

Site Address	<input type="text" value="Land to the north of Silver Street"/>	Parish	<input type="text" value="Besthorpe"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="2.1"/>	Local Plan Reference	<input type="text" value="LP[008]006"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Watling"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="73"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="Not suitable for allocation. Unsustainable location. Inadequate road network. The Highway Authority would object to this site in being in the local plan."/>
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Amber"/>	<input type="text" value="Partially Previously developed land, potential contamination depending on the use."/>
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Amber"/>	<input type="text" value="Within close proximity to a CWS"/>

Historic Environment	Amber	Adjacent to a scheduled monument
Open Space	Green	
Transport and Roads	Red	Not suitable for allocation. Unsustainable location. Inadequate road network. The Highway Authority would object to this site in being in the local plan.
Compatibility with adjoining uses	Amber	
Local Plan Designation	n/a	

Availability Assessment	
Marketing	
Availability	
Build Out Rate	
Achievability	
Overcoming Constraints	
Trajectory of Development	
Barriers to Development	

Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the highways constraints the site has been excluded from the study.
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Site Address	<input type="text" value="Land between Silver Street and the railway line"/>	Parish	<input type="text" value="Besthorpe"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="3.3"/>	Local Plan Reference	<input type="text" value="LP[008]007"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Watling"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="115"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="Not suitable for allocation. Unsustainable location. The Highway Authority would object to this site in being in the local plan."/>
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	
Townscape	<input type="text" value="Amber"/>	

Biodiversity and Geodiversity	Amber	Within close proximity to a CWS
Historic Environment	Amber	Within close proximity to a scheduled monument
Open Space	Green	
Transport and Roads	Red	Not suitable for allocation. Unsustainable location. The Highway Authority would object to this site in being in the local plan.
Compatibility with adjoining uses	Amber	
Local Plan Designation	n/a	
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the highways constraints the site has been excluded from the study.	

Site Address	<input type="text" value="Land to the south of Silver Street"/>	Parish	<input type="text" value="Besthorpe"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="1.0"/>	Local Plan Reference	<input type="text" value="LP[008]008"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Watling"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value=""/>		<input type="text" value="35"/>
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="Not suitable for allocation. Unsustainable location. Inadequate road network. The Highway Authority would object to this site in being in the local plan."/>
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	
Townscape	<input type="text" value="Amber"/>	
Biodiversity and Geodiversity	<input type="text" value="Amber"/>	<input type="text" value="Within close proximity to a CWS"/>

Historic Environment	Amber	Within close proximity to a scheduled monument
Open Space	Green	
Transport and Roads	Red	Not suitable for allocation. Unsustainable location. Inadequate road network. The Highway Authority would object to this site in being in the local plan.
Compatibility with adjoining uses	Amber	
Local Plan Designation	n/a	

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

The availability assessment has not been completed because the site fails the suitability assessment. Due to the highways constraints the site has been excluded from the study.

Site Address	<input type="text" value="Land between Silver Street and the railway line"/>	Parish	<input type="text" value="Besthorpe"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.6"/>	Local Plan Reference	<input type="text" value="LP[008]009"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Watling"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="21"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="Not suitable for allocation. Unsustainable location. The Highway Authority would object to this site in being in the local plan."/>
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	
Townscape	<input type="text" value="Green"/>	

Biodiversity and Geodiversity	Amber	Within close proximity to a CWS
Historic Environment	Amber	Within close proximity to a scheduled monument
Open Space	Green	
Transport and Roads	Red	Not suitable for allocation. Unsustainable location. The Highway Authority would object to this site in being in the local plan.
Compatibility with adjoining uses	Amber	
Local Plan Designation	n/a	
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the highways constraints the site has been excluded from the study.	

Site Address	<input type="text" value="Land between Norwich Road"/>	Parish	<input type="text" value="Besthorpe"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="13.2"/>	Local Plan Reference	<input type="text" value="LP[008]012"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership			

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="462"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="If this site is to be supported two points of access would be required. The site could be supported if it comes forward as part of a strategic allocation. Access would not be supported onto Silver Close. Subject to a safe access providing adequate visibility and improvements to the footpath network. The Highway Authority would not object to this site in being in the local plan."/>
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	<input type="text" value="Greenfield land"/>
Flood Risk	<input type="text" value="Amber"/>	<input type="text" value="Site partially includes area of flood risk (Zone 3a)"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment

Nationally and Locally Significant Landscapes	Amber	
Townscape	Amber	
Biodiversity and Geodiversity	Amber	Site partially includes CWS.
Historic Environment	Amber	Development may impact upon the nearby listed buildings
Open Space	Green	
Transport and Roads	Amber	If this site is to be supported two points of access would be required. The site could be supported if it comes forward as part of a strategic allocation. Access would not be supported onto Silver Close. Subject to a safe access providing adequate visibility and improvements to the footpath network. The Highway Authority would not object to this site in being in the local plan.
Compatibility with adjoining uses	Amber	
Local Plan Designation		
Availability Assessment		
Marketing	Unknown	
Availability	Immediately	
Build Out Rate	25 per annum	
Achievability	The site has been submitted as a land representation on greenfield land and therefore is considered to be achievable and viable.	
Overcoming Constraints	The area subject to flood risk and the area that includes the CWS would have to be removed from the developable area, this would result in a reduction in the	
Trajectory of Development	No specific phasing of development	
Barriers to Development	No major barriers to the development of the site have been identified; however, constraints raised would need to be overcome.	
Conclusion	Subject to overcoming constraints raised, the site has been assessed as being both suitable and available for residential development.	

Site Address	<input type="text" value="Land between Silver Street and the railway line"/>	Parish	<input type="text" value="Besthorpe"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="4.49"/>	Local Plan Reference	<input type="text" value="LP[008]013"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership			

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>

Development Potential

Density Calculator

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="Not suitable for allocation. Unsustainable location. Inadequate road network. Access onto Silver Street would be unacceptable. The Highway Authority would object to this site in being in the local plan"/>
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	
Townscape	<input type="text" value="Green"/>	

Biodiversity and Geodiversity	Amber	Within close proximity to a CWS
Historic Environment	Amber	Within close proximity to a Scheduled Monument
Open Space	Green	
Transport and Roads	Red	Not suitable for allocation. Unsustainable location. Inadequate road network. Access onto Silver Street would be unacceptable. The Highway Authority would object to this site in being in the local plan
Compatibility with adjoining uses	Amber	
Local Plan Designation	n/a	
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the highways constraints the site has been excluded from the study.	

Site Address	<input type="text" value="Land to the north of Bunwell Road"/>	Parish	<input type="text" value="Besthorpe"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="16.29"/>	Local Plan Reference	<input type="text" value="LP[008]014"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership			

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="570"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="Not suitable for allocation. Inadequate road network to support this level of development. An access onto Silver Lane and Bunwell Road would be unacceptable. The Highway Authority would object to this site in being in the local plan."/>
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	<input type="text" value="Greenfield site"/>
Flood Risk	<input type="text" value="Amber"/>	<input type="text" value="Partially within flood zone 3a."/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	
Townscape	<input type="text" value="Amber"/>	

Biodiversity and Geodiversity	Amber	
Historic Environment	Amber	May have an impact upon the setting and character of the adjoining listed building.
Open Space	Green	
Transport and Roads	Red	Not suitable for allocation. Inadequate road network to support this level of development. An access onto Silver Lane and Bunwell Road would be unacceptable. The Highway Authority would object to this site in being in the local plan.
Compatibility with adjoining uses	Amber	
Local Plan Designation	n/a	
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the highways constraints the site has been excluded from the study.	

Site Address	<input type="text" value="Land to the north of Silver Street"/>	Parish	<input type="text" value="Besthorpe"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="18.37"/>	Local Plan Reference	<input type="text" value="LP[008]015"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership			

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="642"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="Not suitable for allocation. Unsustainable location. Inadequate road network. The Highway Authority would object to this site in being in the local plan"/>
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	<input type="text" value="Greenfield land"/>
Flood Risk	<input type="text" value="Amber"/>	<input type="text" value="Partially within flood zone 3a"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	
Townscape	<input type="text" value="Amber"/>	
Biodiversity and Geodiversity	<input type="text" value="Amber"/>	<input type="text" value="Site partially includes CWS"/>

Historic Environment	Green	
Open Space	Green	
Transport and Roads	Red	Not suitable for allocation. Unsustainable location. Inadequate road network. The Highway Authority would object to this site in being in the local plan
Compatibility with adjoining uses	Amber	
Local Plan Designation	n/a	

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

The availability assessment has not been completed because the site fails the suitability assessment. Due to the highways constraints the site has been excluded from the study.

Site Address	<input type="text" value="Land between Arlington Way and the A1066"/>	Parish	<input type="text" value="Brettenham"/>
Current Planning Status	<input type="text" value="No relevant planning applications."/>		
Site Size	<input type="text" value="173"/>	Local Plan Reference	<input type="text" value="LP[013]001"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Kennard"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input checked="" type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="6055"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Amber"/>	<input type="text" value="Areas of surface water flooding"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Red"/>	<input type="text" value="Moderate-High/High landscape sensitivity"/>
Townscape	<input type="text" value="Amber"/>	
Biodiversity and Geodiversity	<input type="text" value="Red"/>	<input type="text" value="The site adjoins an SPA"/>
Historic Environment	<input type="text" value="Green"/>	

Open Space	Green
Transport and Roads	Amber
Compatibility with adjoining uses	Amber
Local Plan Designation	n/a
Availability Assessment	
Marketing	
Availability	
Build Out Rate	
Achievability	
Overcoming Constraints	
Trajectory of Development	
Barriers to Development	
Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the impact upon the landscape and the natural environment the site has been excluded from the study.

Site Address	<input type="text" value="Land to the north of Kilverstone Road"/>	Parish	<input type="text" value="Brettenham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.67"/>	Local Plan Reference	<input type="text" value="LP[013]002"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Wixey"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="23"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Improvements would be required"/>
Accessibility to local services	<input type="text" value="Red"/>	<input type="text" value="Distant from settlement."/>
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Amber"/>	<input type="text" value="May have an impact on adjacent Grade II listed buildings Nos. 1 to 3 Kilverstone Road and nearby Grade II listed buildings Manor Farm"/>

Barn, The Manor House and East Lodge to Shadwell Court

Open Space

Green

Transport and Roads

Amber

Improvements would be required

Compatibility with adjoining uses

Green

Local Plan Designation

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

The availability assessment has not been completed because the site fails the suitability assessment. Due to the distance of the site from the settlement the site has been excluded from the study.

Site Address	<input type="text" value="Land adjacent Home Farm"/>	Parish	<input type="text" value="Brettenham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.34"/>	Local Plan Reference	<input type="text" value="LP[013]003"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Wixey"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="11"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	
Accessibility to local services	<input type="text" value="Red"/>	<input type="text" value="Distant from settlement."/>
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is located within Flood Zone 1"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Amber"/>	<input type="text" value="Site may have an impact on opposite Grade II listed Shadwell Estate Houses, The Dairy and K6 Telephone Kiosk"/>

Open Space

Transport and Roads

Compatibility with adjoining uses

Local Plan Designation

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

The availability assessment has not been completed because the site fails the suitability assessment. Due to the distance of the site from the settlement the site has been excluded from the study.

Site Address	<input type="text" value="Land between Rushford Road and Nursery Lane"/>	Parish	<input type="text" value="Brettenham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.58"/>	Local Plan Reference	<input type="text" value="LP[013]004"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Wixey"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="17"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	
Accessibility to local services	<input type="text" value="Red"/>	<input type="text" value="Distant from settlement."/>
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Amber"/>	<input type="text" value="May have an impact on adjacent Grade II listed building The Old School House"/>

Open Space	Green
Transport and Roads	Amber
Compatibility with adjoining uses	Green
Local Plan Designation	n/a
Availability Assessment	
Marketing	
Availability	
Build Out Rate	
Achievability	
Overcoming Constraints	
Trajectory of Development	
Barriers to Development	
Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the distance of the site from the settlement the site has been excluded from the study.

Site Address	<input type="text" value="Land adjacent Rushford Road"/>	Parish	<input type="text" value="Brettenham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.15"/>	Local Plan Reference	<input type="text" value="LP[013]005"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Wixey"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="5"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	
Accessibility to local services	<input type="text" value="Red"/>	<input type="text" value="Distant from settlement."/>
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Amber"/>	<input type="text" value="May have an impact on adjacent Grade II listed building The Old School House"/>

Open Space	Green
Transport and Roads	Amber
Compatibility with adjoining uses	Green
Local Plan Designation	N/a
Availability Assessment	
Marketing	
Availability	
Build Out Rate	
Achievability	
Overcoming Constraints	
Trajectory of Development	
Barriers to Development	
Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the distance of the site from the settlement the site has been excluded from the study.

Site Address	Land adjacent Arlington Way	Parish	Brettenham
Current Planning Status	3PL/2017/0528/O - outline application for 115 dwellings - currently being determined		
Site Size	7.23	Local Plan Reference	LP[013]006
Greenfield/Brownfield	Greenfield	Proposed Use	Residential
Ownership	Kennard		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="253"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="Moderate-High landscape character"/>
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Red"/>	<input type="text" value="800m to SPA, with SPA stone curlew buffer."/>
Historic Environment	<input type="text" value="Green"/>	
Open Space	<input type="text" value="Green"/>	

Transport and Roads	Amber
Compatibility with adjoining uses	Amber
Local Plan Designation	n/a
Availability Assessment	
Marketing	
Availability	
Build Out Rate	
Achievability	
Overcoming Constraints	
Trajectory of Development	
Barriers to Development	
Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the impact upon the natural environment the site has been excluded from the study.

Site Address	<input type="text" value="Land off Lancaster Avenue"/>	Parish	<input type="text" value="Carbrooke"/>
Current Planning Status	<input type="text" value="3PL/2016/0084/F - 106 dwellings and a community centre - planning permission"/>		
Site Size	<input type="text" value="2.94"/>	Local Plan Reference	<input type="text" value="LP[017]007"/>
Greenfield/Brownfield	<input type="text" value="Brownfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership			

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value=""/>		<input type="text" value="102"/>
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Subject to a safe access. The Highway Authority would not object to this site in being in the local plan."/>
Accessibility to local services	<input type="text" value="Green"/>	
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Amber"/>	<input type="text" value="Brownfield site"/>
Flood Risk	<input type="text" value="Amber"/>	<input type="text" value="Part of the site subject to surface water flooding"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	

Open Space	Green	
Transport and Roads	Amber	Subject to a safe access. The Highway Authority would not object to this site in being in the local plan.
Compatibility with adjoining uses	Amber	
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Immediately	
Build Out Rate	25 per annum	
Achievability	The site has been submitted as a land representation to the local plan and as such is considered to be achievable.	
Overcoming Constraints	Site subject to surface water flooding.	
Trajectory of Development	No specific phasing of development	
Barriers to Development	No known barriers to development; however, constraints would need to be overcome in order for the site to come forward.	
Conclusion		
	Site has the benefit of planning permission for residential development and therefore should be excluded from the study.	

Site Address	Land off Westfield Road	Parish	Dereham
Current Planning Status	3PL/2015/0846/O - residential development of up to 100 dwellings REFUSED Policy D4 Site Specifics Policies and Proposals DPD - site designated for employment use.		
Site Size	3.4	Local Plan Reference	LP[025]001
Greenfield/Brownfield	Greenfield	Proposed Use	Residential
Ownership	Robinson		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential			119
Density Calculator	Edge of Town 35dph		

Constraint	Score	Comment
Access to Site	Green	
Accessibility to local services	Amber	
Utilities Capacity	Amber	
Contamination	Green	
Flood Risk	Green	Site is located within flood zone 1
Market Attractiveness	Green	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	Green	
Townscape	Green	
Biodiversity and Geodiversity	Green	
Historic Environment	Green	

Open Space	Green	
Transport and Roads	Green	
Compatibility with adjoining uses	Amber	Site adjoins an industrial area, there maybe issues with noise from the industrial site.
Local Plan Designation	Site is designated for employment use through the Site Specifics Policies and Proposals DPD	
Availability Assessment		
Marketing	Yes	
Availability	Immediately	The site has been subject to a planning application, however this was refused based on the loss of employment land. It is currently the subject of a planning appeal.
Build Out Rate	No obvious barriers to the development which would impact upon the build out rate	
Achievability	The recent planning application includes information around viability, which suggests that the site is both achievable and viable.	
Overcoming Constraints	<p>Anglian Water have noted that development within Dereham would need to be subject to phasing to ensure upgrades occur to the water recycling centre.</p> <p>Site adjoins the Rashes Green general employment area. Noise attenuation measures would be required to ensure the protection of amenity.</p>	
Trajectory of Development	Development will be required to be phased in order for upgrades to the water recycling centre.	
Barriers to Development	Site is currently protected for employment use through the Site Specifics Policies and Proposals DPD.	
Conclusion	<p>This site is located to the south of Dereham, with access from Westfield Road. It is predominantly a greenfield site, however to achieve the access to the site a couple of houses along Westfield Road will need to be demolished. The site was previously allocated for employment development through the Site Specific Policies and Proposals DPD, however the employment growth study 2013 has subsequently raised concerns about the quality of the site. The site does adjoin the Rashes Green employment area and noise attenuation measures may be required.</p> <p>The site has recently been the subject to a planning application, however this was refused due to the employment allocation and the lack of active marketing for the employment use..</p> <p>The site is well contained by hedgerows which currently screen it from the Rashes green employment site. It is well located for the services and facilities within the town, being inside the settlement boundary. It is opposite the Toftwood infant and junior</p>	

schools.

There are no obvious barriers to the development of the site and no reason why the site should not come forward within a timely manner.

Site Address	<input type="text" value="Land to the north of Dumpling Green"/>	Parish	<input type="text" value="Dereham"/>
Current Planning Status	<input type="text" value="Site has planning permission for two dwellings 3PL/2014/0576/F"/>		
Site Size	<input type="text" value="0.2"/>	Local Plan Reference	<input type="text" value="LP[025]002"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Read"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="7"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Site is accessed via an unadopted road, it may require the use of third party land"/>
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is located within flood zone 1"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	

Open Space	Green	
Transport and Roads	Amber	Improvements to the network may be required
Compatibility with adjoining uses	Green	Residential units adjoin the site
Local Plan Designation	n/a	
Availability Assessment		
Marketing		
Availability	Immediately	Site has planning permission.
Build Out Rate		
Achievability	Site has planning permission for two dwellings. There are no known viability issues which could impact upon achievability of this site.	
Overcoming Constraints	<p>Anglian Water have noted that development within Dereham would need to be subject to phasing to ensure upgrades occur to the water recycling centre. Due to the size of the site it is not considered that phasing is required.</p> <p>Access to the site is via an unadopted road, however the planning application has considered the highways to be acceptable and it is therefore not considered to be a constraint to development.</p>	
Trajectory of Development		
Barriers to Development	There are no known barriers to the development of this site.	
Conclusion		
<p>The site has planning permission for the erection of two residential dwellings.</p> <p>The site is well related to services and facilities within Dereham and there are no known constraints to the development of the site.</p>		

Site Address	<input type="text" value="Land to the east of Yaxham Road"/>	Parish	<input type="text" value="Dereham"/>
Current Planning Status	<input type="text" value="Planning application 3PL/2010/1361/F currently being determined for 255 dwellings."/>		
Site Size	<input type="text" value="17.1"/>	Local Plan Reference	<input type="text" value="LP[025]003"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential & Open Space"/>
Ownership	<input type="text" value="Smith"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="598"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="NCC have indicated that access improvements would be needed to the local highway network"/>
Accessibility to local services	<input type="text" value="Green"/>	
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Amber"/>	<input type="text" value="Majority of the site is within flood zone 1, there are some areas of land within flood zone 2"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="Badley Moor SAC is located within 700m of the site, and the River Tudd valley is to the south of the site. River valleys are a protected landscape within the District"/>
Townscape	<input type="text" value="Amber"/>	

Biodiversity and Geodiversity	Amber	
Historic Environment	Amber	Green Farmhouse a grade II listed building is located to the north-west of the site.
Open Space	Green	
Transport and Roads	Amber	Improvements to the local road network would be required with this site
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Site is subject to a planning application by a regional house builder.	
Availability	Immediately	
Build Out Rate	50 dwellings per annum.	
Achievability	Site is currently part of a live planning application, it is therefore considered to be achievable and viable.	
Overcoming Constraints	<p>Anglian Water have noted that development within Dereham would need to be subject to phasing to ensure upgrades occur to the water recycling centre.</p> <p>NCC highways have indicated within their response that access improvements would be required to the local highways network. It is considered that these could be condition as part of any planning approval and this would overcome the constraint.</p> <p>The site is in close proximity to the grade II listed Green Farmhouse. The design of the scheme would need to respect the setting of the farmhouse.</p> <p>Site is in close proximity to Badley Moor which is part of the Norfolk Valley Fens SAC. Mitigation measures may be required to ensure there is no impact upon the SAC.</p> <p>There are areas of flood risk within the site. This can be mitigated through the design of the scheme avoiding these areas. This would however constrain the capacity of the site.</p>	
Trajectory of Development	Site is required to be phased in order to upgrade the waste water recycling centre.	
Barriers to Development	The major barrier to the development of this site is the highway network, including the required improvements to the Tavern Lane junction.	
Conclusion	This site is currently the subject of a planning application by a regional housebuilder. It is considered that the cobstraints to development can be overcome and therefore the site can gbe considered to be available for development.	

Site Address	<input type="text" value="Land off Crane Close"/>	Parish	<input type="text" value="Dereham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.6"/>	Local Plan Reference	<input type="text" value="LP[025]004"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Fox"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="21"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Access to the site is unclear may require the use of third party land."/>
Accessibility to local services	<input type="text" value="Green"/>	<input type="text" value="Site is well related to St Nicholas infant school and has good access to the town centre"/>
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is within flood zone 1"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Amber"/>	<input type="text" value="Site directly adjoins Scarning Meadows County Wildlife Site"/>

Historic Environment	Green	
Open Space	Green	
Transport and Roads	Green	
Compatibility with adjoining uses	Green	Site adjoins residential development
Local Plan Designation	n/a	
Availability Assessment		
Marketing	No	
Availability	5-10 years	Due to the potential requirement for third party land to achieve access from Crane Close, there is likely to be a lag before the site is available
Build Out Rate	10 per annum	
Achievability	Site has been promoted through a call for sites, therefore it is considered to be available for development. Subject	
Overcoming Constraints	<p>Anglian Water have noted that development within Dereham would need to be subject to phasing to ensure upgrades occur to the water recycling centre.</p> <p>Whilst NCC highways have considered that access can be achieved for this site, it would require the use of third party land which could be a constraint to the development of the site.</p> <p>Site adjoins Scarning Water Meadows which is a county wildlife site. The design of the site will need to ensure that the scheme does not impact upon the water meadows.</p>	
Trajectory of Development	Due to the size of the site, there are no specific phasing requirements.	
Barriers to Development	Additional land not being available to achieve safe access would be a barrier to the development of this site.	
Conclusion	<p>This site is located to the west of Dereham with access from Crane Close. The access to the site currently includes parking for the residents of Crane Close. It is unclear whether this third party land and how access may be achieved. NCC highways have not raised any specific concerns regarding the access to the site.</p> <p>It is a greenfield site located on grade 3 agricultural land. The site is located to the south of Scarning Fen and it is included within the Scarning Fen Tributary Farmland which has a moderate to high sensitivity to change.</p> <p>The site is closely related to Dereham St Nicholas Junior School and has reasonable access to the town centre. NCC highways have not raised any objections to the development of the site.</p>	

Site Address	<input type="text" value="Land off Yaxham Road"/>	Parish	<input type="text" value="Dereham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.5"/>	Local Plan Reference	<input type="text" value="LP[025]005"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Clayton"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="14"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Access improvements would be required, however NCC highways have indicated that this is feasible"/>
Accessibility to local services	<input type="text" value="Green"/>	<input type="text" value="Site is well located to services and facilities within the town"/>
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Improvements will be needed to the local waste water network"/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is within flood zone 1"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	

Historic Environment	Amber	Grade II Green Farmhouse is located directly to the north of the site.
Open Space	Green	
Transport and Roads	Amber	Improvements would be required, however these are feasible
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing	No	
Availability	Immediately	No specific reasons why this site could not be available for development in the immediate future.
Build Out Rate	7 dwellings per annum	
Achievability	The site has been promoted through the call for sites and therefore it is considered to be available for development. It is a greenfield site and considered to be both achievable and viable.	
Overcoming Constraints	<p>Anglian Water have noted that development within Dereham would need to be subject to phasing to ensure upgrades occur to the water recycling centre.</p> <p>The site is located to the south of Green Farmhouse which is grade II listed. The design of the development would need to respect the setting of the listed building. This may restrict the size of the site for development.</p> <p>Improvements would be required to the local road network to in order to achieve suitable access and provision for pedestrian and cyclists. It is considered that this can be overcome through conditions on any planning application.</p>	
Trajectory of Development	Due to the size of the site, there are no specific phasing requirements.	
Barriers to Development	No specific barriers to the development of the site have been identified.	
Conclusion		
<p>This is a greenfield site located to the south-east of Dereham. The site is located on grade 3 agricultural land. The site is adjacent to site LP[025]003 which is currently the subject of a planning application for 255 dwellings. The site borders the settlement boundary at Yaxham Road.</p> <p>To the north of the site is Green Farmhouse which is a grade II listed building. The impact upon the setting of the listed building will need to be taken into consideration. The settlement fringe landscape character assessment includes this site within the Northall Green Tributary Farmland character area which has a moderate to high sensitivity to change.</p>		

NCC highways have not raised any objections to the development of the site. The site has reasonable access to services and facilities within the town. Overall the site is considered to be suitable and available for development.

Site Address	<input type="text" value="Land to the south of Toftwood Garden Centre on Shipdham Road"/>	Parish	<input type="text" value="Dereham"/>
Current Planning Status	<input type="text" value="3PL/2014/0979/O - Residential development for 8 dwellings - PERMISSION"/>		
Site Size	<input type="text" value="0.5"/>	Local Plan Reference	<input type="text" value="LP[025]006"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Wilkin"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="8"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Site is located to the south of Dereham and is distant from services and facilities within the town centre"/>
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Improvements will be needed to the local waste water network"/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	<input type="text" value="Site already has planning permission"/>
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	

Historic Environment	Green	
Open Space	Green	
Transport and Roads	Green	
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Immediately	Site has the benefit of outline planning permission
Build Out Rate	Due to the size of the site, it is anticipated that development of the site could occur within a single year.	
Achievability	The site has outline planning permission for residential development, this will have assessed the achievability and viability of the site.	
Overcoming Constraints	<p>Anglian Water have noted that development within Dereham would need to be subject to phasing to ensure upgrades occur to the water recycling centre.</p> <p>The existing planning permission for this site is for 8 dwellings, this is a considered to be constrained capacity for the site.</p>	
Trajectory of Development	Due to the size of the site, there are no specific phasing requirements.	
Barriers to Development	No specific barriers to the development of the site have been noted through the assessment.	
Conclusion	The site has the benefit of outline planning permission. The site is considered to be suitable and available for development. No barriers to the development of the site have been identified which would restrict it coming forward within the short term.	

Site Address	<input type="text" value="Land to the west of Etling View"/>	Parish	<input type="text" value="Dereham"/>
Current Planning Status	<input type="text" value="Planning application 3PL/2015/1045/O - 62 dwellings currently being determined."/>		
Site Size	<input type="text" value="3.7"/>	Local Plan Reference	<input type="text" value="LP[025]007"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Coles"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="78"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	<input type="text" value="Site can be accessed through existing Taylor Wimpey development at Etling View"/>
Accessibility to local services	<input type="text" value="Green"/>	
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Improvements would be required to the WWTW"/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is located within flood zone 1, there are areas of flood zone 2 land to the north of the site"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Amber"/>	<input type="text" value="Shillings Lane is located to the north of the site. Beyond this is Neather Moor which is a county wildlife site"/>
Biodiversity and Geodiversity	<input type="text" value="Green"/>	

Historic Environment	Green	
Open Space	Green	
Transport and Roads	Green	
Compatibility with adjoining uses	Green	Site adjoins residential development
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Site is in the control of a national housebuilder.	
Availability	Immediately	Site is currently the subject of a planning application by Taylor Wimpey who are developing the adjoining site.
Build Out Rate	50 dwellings per annum.	
Achievability	The site is the subject of a planning application by a national house builder, therefore it is considered to be available for development.	
Overcoming Constraints	<p>Anglian Water have noted that development within Dereham would need to be subject to phasing to ensure upgrades occur to the water recycling centre.</p> <p>The site is located in close proximity to Shillings Lane and to the south of Neatherd Moor. The development area of the site may need to be reduced to ensure that it does not encroach on Shillings Lane which is an important green infrastructure route.</p>	
Trajectory of Development	Due to the requirement for improvements to the waste water network within the town, the development would need to be phased to ensure suitable upgrades can occur.	
Barriers to Development	The major barrier to the development of this site is the capacity for dealing with waste water. This would require conditions as part of a planning application and ensuring that upgrades occur to the water recycling centre in a timely manner.	
Conclusion	The site is currently the subject of a planning application. It is considered to be both suitable and available for development. The major barrier to the development of this site is the waste water capacity within the town and requirements for upgrades. It is considered that this can be overcome through appropriate phasing of sites within Dereham ensuring that upgrades occur.	

Site Address	<input type="text" value="Land to the north of Dereham Hospital"/>	Parish	<input type="text" value="Dereham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="7.1"/>	Local Plan Reference	<input type="text" value="LP[025]008"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Carey"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="170"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Improvements would be required to the road network"/>
Accessibility to local services	<input type="text" value="Green"/>	<input type="text" value="Site is located to the north of the town, with good access to services and facilities within the town centre"/>
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Improvements would be required to the waste water network"/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is located within flood zone 1"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Amber"/>	<input type="text" value="Site is separated from the existing town by a TPO Woodland"/>

Biodiversity and Geodiversity	Green	
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Amber	Highways improvements would be required
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unkown	
Availability	n/a	
Build Out Rate	n/a	
Achievability	The site has been promoted through the call for sites and as such it is considered to be available for development.	
Overcoming Constraints	<p>Anglian Water have noted that development within Dereham would need to be subject to phasing to ensure upgrades occur to the water recycling centre.</p> <p>The road network is constrained in this area with access to the site from Back Lane and Northall Green Lane. These lanes are currently inadequate to take further growth due to their restricted width and current alignment. Significant improvements would be required to overcome this constraint.</p> <p>The site is located to the north of the town. Whilst the site is in an area of moderate to high sensitivity to change the potential coalescence of Dereham with Northall Green increases this sensitivity. The site is also separated visually from the town by a TPO woodland. It is unlikely that this constraint can be overcome through the development of the site.</p> <p>The site is grade 2 arable land.</p>	
Trajectory of Development	n/a	
Barriers to Development	The restricted road network and landscape sensitivity act as a barrier to the development of this site.	
Conclusion	The combination of constraints which impact upon this site, including the suitability of the road network and impact upon the landscape mean that this site is not considered to be suitable for development.	

Site Address	<input type="text" value="Land between Green Lane and Northall Green"/>	Parish	<input type="text" value="Dereham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="10.1"/>	Local Plan Reference	<input type="text" value="LP[025]009"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Carey"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="244"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Improvements would be required to the road network"/>
Accessibility to local services	<input type="text" value="Green"/>	<input type="text" value="Site is located to the north of the town, with good access to services and facilities within the town centre"/>
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Improvements would be required to the waste water network"/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is located within flood zone 1"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Amber"/>	<input type="text" value="Site is separated from the existing town by a TPO Woodland"/>

Biodiversity and Geodiversity	Green	
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Amber	Improvements would be required to the road network
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	n/a	
Build Out Rate	n/a	
Achievability	The site has been promoted through the call for sites and as such it is considered to be available for development.	
Overcoming Constraints	<p>Anglian Water have noted that development within Dereham would need to be subject to phasing to ensure upgrades occur to the water recycling centre.</p> <p>The road network is constrained in this area with access to the site from Back Lane and Northall Green Lane. These lanes are currently inadequate to take further growth due to their restricted width and current alignment. Significant improvements would be required to overcome this constraint.</p> <p>The site is located to the north of the town. Whilst the site is in an area of moderate to high sensitivity to change the potential coalescence of Dereham with Northall Green increases this sensitivity. It is unlikely that this constraint can be overcome through the development of the site.</p> <p>The site is grade 2 arable land.</p>	
Trajectory of Development	n/a	
Barriers to Development	The restricted road network and landscape sensitivity act as a barrier to the development of this site.	
Conclusion	The combination of constraints which impact upon this site, including the suitability of the road network and impact upon the landscape mean that this site is not considered to be suitable for development.	

Site Address	Land between the A47 and Mattishall Road	Parish	Dereham
Current Planning Status	No relevant planning history		
Site Size	19.3	Local Plan Reference	LP[025]010
Greenfield/Brownfield	Greenfield	Proposed Use	Residential
Ownership	Jones		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	675		
Density Calculator	Edge of Town 35dph		

Constraint	Score	Comment
Access to Site	Red	NCC highways have raised severe highways constraints with this site. The site is bordered by the A47
Accessibility to local services	Red	The sites location to the eastern edge of Dereham means that it is distant from services and facilities. The location near the A47 also means that it is detached from the town
Utilities Capacity	Amber	Improvements are required to the waste water network
Contamination	Green	
Flood Risk	Green	Site is located within flood zone 1
Market Attractiveness	Amber	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	Green	
Townscape	Amber	Site is detached from the town. Development of

the site is likely to impact upon the townscape/landscape

Biodiversity and Geodiversity

Green

Historic Environment

Green

Open Space

Green

Transport and Roads

Red

Site has severe highways constraints

Compatibility with adjoining uses

Amber

Site is bordered by the A47 and there maybe impacts upon the amenity of properties from noise

Local Plan Designation

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

The site has been categorised as having severe highways constraints within the suitable assessment. Due to this constraint the availability assessment has not been undertaken and it is proposed to exclude the site from the study.

Site Address	<input type="text" value="Land to the west of Shipdham Road"/>	Parish	<input type="text" value="Dereham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="5.72"/>	Local Plan Reference	<input type="text" value="LP[025]011"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Anema"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="200"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	<input type="text" value="No highways constraints have been raised"/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Site is located to the south of the town"/>
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Improvements are required to improve capacity at the waste water treatment works"/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	<input type="text" value="Site is located to the south of the town on a gateway location"/>
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	

Open Space	Green	
Transport and Roads	Green	
Compatibility with adjoining uses	Green	Site adjoins residential development
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	5-10 years	The site currently includes Toftwood Garden Centre, therefore it is not immediately available for development.
Build Out Rate	50 dwellings per annum - no known developer currently for the site.	
Achievability	The site has been promoted through the call for sites as part of the Local Plan, therefore it can be considered to be available for development.	
Overcoming Constraints	<p>Anglian Water have noted that development within Dereham would need to be subject to phasing to ensure upgrades occur to the water recycling centre.</p> <p>Whilst the site can achieve highways access, contributions are likely to be required to mitigate impacts at the Tavern Lane junction.</p> <p>Due to the existing business uses on the site, there may be contamination issues which would need to be dealt with through any planning application.</p>	
Trajectory of Development	Development of the site would require phasing in order for upgrades to the wastewater network to occur.	
Barriers to Development	No significant barriers to the development of this site have been identified through the assessment.	
Conclusion	The site has been promoted for development through the call for sites, it is considered to be a suitable and available location. Development of the site would need to be phased later in order to ensure the existing use can be relocated.	

Site Address	<input type="text" value="Land off Waples Way"/>	Parish	<input type="text" value="Dereham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.18"/>	Local Plan Reference	<input type="text" value="LP[025]020"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Breckland DC"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="6"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	
Accessibility to local services	<input type="text" value="Green"/>	
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Improvements are required to the waste water network"/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is in flood zone 1. There is an area of flood zone 3b land to the west of the site"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	

Open Space	Red	Site is designated open space and there is a deficit within Dereham
Transport and Roads	Green	
Compatibility with adjoining uses	Green	
Local Plan Designation	Open Space	
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	This site has been identified as designated open space through the suitability assessment. Due to the deficiency of open space in Breckland, this is a red category constraint and as such the site has been excluded from the study and the availability assessment has not been carried out.	

Site Address	Land to the rear of 90 Stone Road	Parish	Dereham
Current Planning Status	Site currently subject to a planning application 3PL/2016/0367/F for a single dwelling. - Refused		
Site Size	0.23	Local Plan Reference	LP[025]021
Greenfield/Brownfield	Brownfield	Proposed Use	Residential
Ownership	Mason		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential			8
Density Calculator	Edge of Town 35dph		

Constraint	Score	Comment
Access to Site	Green	NCC highways have not raised any concerns
Accessibility to local services	Green	
Utilities Capacity	Amber	Improvements are required to the waste water network
Contamination	Green	
Flood Risk	Green	
Market Attractiveness	Green	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	Amber	
Townscape	Red	Development of this site would represent backland development and have a significant impact upon the townscape in this area.
Biodiversity and Geodiversity	Amber	Site adjoins Potters Fen CWS, which is also a SSSI. To the north east of the site is Norfolk Valley Fens SAC

Historic Environment	Green	
Open Space	Green	
Transport and Roads	Green	
Compatibility with adjoining uses	Amber	There is residential development to the front
Local Plan Designation	n/a	

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

The suitability assessment has shown a red category constraint in regards to townscape. Development of this site would result in backland development which would be unsatisfactory to the streetscene in this area. Due to the red category constraint the availability assessment has not been undertaken for this site and it has been excluded from the study.

Site Address	<input type="text" value="Land off Sandy Lane"/>	Parish	<input type="text" value="Dereham"/>
Current Planning Status	<input type="text" value="3PL/2009/0723/O - Erection of new dwelling - DISMISSED ON APPEAL"/>		
Site Size	<input type="text" value="0.2"/>	Local Plan Reference	<input type="text" value="LP[025]022"/>
Greenfield/Brownfield	<input type="text" value="Brownfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Hall"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="7"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="Site is accessed via Sandy Lane, which is unadopted. Site was previously refused for a single dwellings based on highways constraints."/>
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Improvements are required to the waste water network"/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is located within flood zone 1"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	

Historic Environment	Amber	Site is in close proximity to Humbletoft which is grade II listed
Open Space	Green	
Transport and Roads	Amber	
Compatibility with adjoining uses	Amber	
Local Plan Designation	n/a	

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

Planning applications on this site have previously been refused due to highways constraint. The suitability assessment includes a red constraint for access. On this basis the availability assessment has not been undertaken and the site has been excluded from the study.

Site Address	<input type="text" value="Land off Swanton Road"/>	Parish	<input type="text" value="Dereham"/>
Current Planning Status	<input type="text" value="Site has a current planning application 3PL/2015/1487/O - for up to 216 dwellings which is being determined."/>		
Site Size	<input type="text" value="11.18"/>	Local Plan Reference	<input type="text" value="LP[025]023"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Gladedale Estates Ltd"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="391"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Improvements to the local road network will be required to achieve access to the site"/>
Accessibility to local services	<input type="text" value="Green"/>	
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Improvements are required to the waste water network"/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Amber"/>	<input type="text" value="Majority of site is within flood 1, however there are some small areas of land within flood zone 2"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Amber"/>	<input type="text" value="Site is in an area of moderate-high sensitivity to change."/>
Biodiversity and Geodiversity	<input type="text" value="Green"/>	

Historic Environment	Green	
Open Space	Green	
Transport and Roads	Amber	Highways improvements are required to Tavern Lane junction for any major development within the town
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Immediately	Site is currently the subject of a planning application
Build Out Rate	50 dwellings per annum	
Achievability	The site has been promoted through the call for sites and is also the subject of a planning applications, therefore it can be considered to be available for development. No constraints to the viability of this site have been identified through the assessment.	
Overcoming Constraints	<p>Anglian Water have noted that development within Dereham would need to be subject to phasing to ensure upgrades occur to the water recycling centre.</p> <p>Improvement to the local road network will be required in order to achieve safe access from the Swanton Road. This includes suitable provision at the level crossing. It is considered that this constraint can be overcome through conditions on any planning approval. In addition to localised transport improvements, this site is likely to have wider implications on the highway network in Dereham and as such contributions will need to be secured through s106 particularly for the Tavern Lane Junction.</p> <p>The site is located in an area of moderate to high sensitivity to change. Development of the site has the potential to impact upon the landscape in this area. Appropriate screening will need to occur with any planning application.</p>	
Trajectory of Development	Development of the site would need to be phased in order for upgrades to occur at the waste water recycling centre.	
Barriers to Development	No fundamental barriers to the development of the site have been identified through the assessment.	
Conclusion	This site is considered to be suitable and available for residential development subject to suitable phasing.	

Site Address	<input type="text" value="Land to the east of Walpole Loke"/>	Parish	<input type="text" value="Dereham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="4.2"/>	Local Plan Reference	<input type="text" value="LP[025]024"/>
Greenfield/Brownfield	<input type="text" value="Green"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Read"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="147"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Access to the site would require third party land"/>
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Improvements are required to the waste water network"/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is located within flood zone 1"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Amber"/>	<input type="text" value="Site is located within 300m of Borrow Hill which is grade II listed"/>

Open Space	Green	
Transport and Roads	Amber	
Compatibility with adjoining uses	Amber	Site adjoins a general employment area
Local Plan Designation		
Availability Assessment		
Marketing	Unknown	
Availability	5-10 years	The site is currently arable farmland, therefore it can be considered to be available immediately for development. However the requirements for additional land for access means that it would be available so quickly.
Build Out Rate	50 dwellings per annum	
Achievability	In order to achieve satisfactory access to this site from Walpole Loke there would be a requirement for third party land to be used. This has the potential to impact upon the achievability/viability of the site.	
Overcoming Constraints	<p>Anglian Water have noted that development within Dereham would need to be subject to phasing to ensure upgrades occur to the water recycling centre.</p> <p>Dumpling Green is not considered suitable for highways access and therefore the site would need to be accessed via Walpole Loke. This would potentially require the use of third party land, which constrains the ability to develop the site.</p>	
Trajectory of Development	Development of this site would need to be phased later within the plan period in order to secure upgrades to that water recycling centre.	
Barriers to Development	The major barrier to development is the requirement for third party land.	
Conclusion	This site has been assessed as being suitable for development. Whilst the land has been promoted through the call for sites it can therefore be considered to be available, however the potential requirement for third party land to achieve safe access restricts this.	

Site Address	<input type="text" value="Land adjacent to Etling Green"/>	Parish	<input type="text" value="Dereham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="3.4"/>	Local Plan Reference	<input type="text" value="LP[025]025"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Spaceward"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="102"/>		
Density Calculator	<input type="text" value="out of Town 30dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Access to the site would require the use of third party land"/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Site is detached from the town, however it is relatively well located to the school, football ground and bus stops."/>
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Improvements are required to the waste water network"/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is located within flood zone 1"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	

Historic Environment	Green	
Open Space	Green	
Transport and Roads	Amber	Improvements to the road network would be required
Compatibility with adjoining uses	Amber	Site adjoins the A47 and as such noise attenuation measures may be required.
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	5-10 years	The site is currently arable farmland, therefore it can be considered to be available immediately for development. However the requirements for additional land for access means that it would be available so quickly.
Build Out Rate	50 dwellings per annum	
Achievability	Whilst constraints have been noted through the site assessment, development of this site is still considered to be achievable and viable.	
Overcoming Constraints	<p>Anglian Water have noted that development within Dereham would need to be subject to phasing to ensure upgrades occur to the water recycling centre.</p> <p>Access to this site is restricted through the potential requirement for third party land.</p> <p>The site is in an area of moderate to high sensitivity to change. Development would need to respect the separate setting of Etling Green.</p> <p>Due to the proximity to the A47, noise attenuation measures would be required with this scheme. This would constrain the development area of the site.</p>	
Trajectory of Development	Development of this site would need to be phased later within the plan period in order to secure upgrades to that water recycling centre.	
Barriers to Development	The major barrier to development is the requirement for third party land.	
Conclusion	This site has been assessed as being suitable for development. Whilst the land has been promoted through the call for sites it can therefore be considered to be available, however the potential requirement for third party land to achieve safe access restricts this.	

Site Address	<input type="text" value="Land off Swanton Road"/>	Parish	<input type="text" value="Dereham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="2.1"/>	Local Plan Reference	<input type="text" value="LP[025]027"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Dereham Accommodation Agency"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="74"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Improvements would be required to the local highways network"/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Site is detached from the town, however it is within 1200m of services and facilities"/>
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Improvements to the waste water network within the town would be required"/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is located within flood zone 1"/>
Market Attractiveness	<input type="text" value="Amber"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Red"/>	<input type="text" value="Site is detached from the town and surrounded by agricultural land. Development of the site is likely to have an impact upon the landscape and townscape"/>

Biodiversity and Geodiversity	Green	Site is detached from the town and highways improvements including footpaths would be required.
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Amber	
Compatibility with adjoining uses	Amber	
Local Plan Designation		
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The suitability assessment has assessed a red category constraint in regards to impact upon the townscape, therefore the availability assessment has not been undertaken and the site has been excluded from the study.	

Site Address	<input type="text" value="Land at Dereham Hospital"/>	Parish	<input type="text" value="Dereham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="3.2"/>	Local Plan Reference	<input type="text" value="LP[025]028"/>
Greenfield/Brownfield	<input type="text" value="Brownfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="NHS"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="112"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	<input type="text" value="NCC highways have not raised any concerns regarding access"/>
Accessibility to local services	<input type="text" value="Green"/>	<input type="text" value="Site is located to the north of the town, however it has good access to schools and the town centre"/>
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Improvements to the waste water network would be required"/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is located within flood zone 1"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Amber"/>	<input type="text" value="Site is located on a key gateway into Dereham from the north which may be sensitive to change"/>
Biodiversity and Geodiversity	<input type="text" value="Green"/>	

Historic Environment	Green	
Open Space	Green	
Transport and Roads	Green	
Compatibility with adjoining uses	Green	Site is well related to existing residential development
Local Plan Designation		
Availability Assessment		
Marketing	No	
Availability	10-15 years	The site is the current location of Dereham hospital. The development of this site would therefore require the re-organisation of NHS services within the town and as such it is unlikely to be available until later in the plan period.
Build Out Rate	35 dwellings per annum - build out rate has been reduced to reflect requirements for site clearance.	
Achievability	This is a brownfield site. Development of this site would need to involve the demolition of the existing buildings and would also be dependent on the costs of alternative health care provision within the town.	
Overcoming Constraints	<p>Anglian Water have noted that development within Dereham would need to be subject to phasing to ensure upgrades occur to the water recycling centre.</p> <p>The site is located on the northern gateway into the town. The design of the site would therefore need to respect this gateway location.</p>	
Trajectory of Development	Development would be phased later in the plan period to reflect requirements for re-organisation of NHS services,	
Barriers to Development	Development of the site requires the re-organisation of NHS services within the town. Whilst this is not a barrier to development it does mean that development would be later within the plan period.	
Conclusion	The assessment has shown that this site is both suitable for development and available for development. There are no major constraints to the development of the site, however due to being the current location of Dereham hospital it would require the re-organisation of NHS services within the town and should be phased later within the plan period.	

Site Address	<input type="text" value="Land to the rear of Dereham Hospital"/>	Parish	<input type="text" value="Dereham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="2.4"/>	Local Plan Reference	<input type="text" value="LP[025]029"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="NHS"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="84"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Access to the site would require the use of oether land within the hospital site."/>
Accessibility to local services	<input type="text" value="Green"/>	<input type="text" value="Site is located to the north of the town, however it has good access to schools and the town centre"/>
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Improvements to the waste water network within Dereham are required"/>
Contamination	<input type="text" value="Amber"/>	<input type="text" value="Mid Norfolk Railway line runs to the rear of the site"/>
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is located within flood zone 1"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Amber"/>	<input type="text" value="Site is located on a key gateway into the town which may be sensitive to change. Development of the site would require re-organisaion of the hospital site."/>

Biodiversity and Geodiversity	Green	
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Amber	Improvements to the local road network would be required
Compatibility with adjoining uses	Amber	Site adjoins Dereham hospital, some reorganisation of the hospital would be required.
Local Plan Designation		
Availability Assessment		
Marketing	No	
Availability	10-15 years	The site is the current location of Dereham hospital. The development of this site would therefore require the re-organisation of NHS services within the town and as such it is unlikely to be available until later in the plan period.
Build Out Rate	35 dwellings per annum - build out rate has been reduced to reflect requirements for site clearance.	
Achievability	This is a greenfield site which is currently in arable use. There may however be some contamination issues associated with the close proximity of the Mid-Norfolk Railway line which could impact upon viability. Furthermore the development of the site would require the re-organisation (include partial demolition) of the hospital site which would restrict development options.	
Overcoming Constraints	<p>Anglian Water have noted that development within Dereham would need to be subject to phasing to ensure upgrades occur to the water recycling centre.</p> <p>Access to this site would be from Northgate and would require land from site LP[025]028. This land is within the same ownership and therefore is not considered to be a major constraint to the development of the site. The site does however include Dereham Hospital and as such the access to the site would require the demolition of buildings within the hospital grounds. The site would therefore not be available for development until later within the plan period.</p> <p>The mid-Norfolk railway line runs along the eastern edge of this site. There may be contamination issues associated with the development of this site which would need to be conditioned through a planning application.</p> <p>The site is located to the north of the town in a key gateway location. The design of the site will need to respect the setting of this area.</p>	
Trajectory of Development	Development of this site would be phased later in the plan period due to the requirements for the re-organisation of the hospital site.	

Barriers to Development	Development of the site requires the re-organisation of NHS services within the town. Whilst this is not a barrier to development it does mean that development would be later within the plan period.
Conclusion	The assessment has shown that this site is both suitable for development and available for development. There are no major constraints to the development of the site, however due to being the current location of Dereham hospital it would require the re-organisation of NHS services within the town and should be phased later within the plan period.

Site Address	<input type="text" value="Land south of The Cottage, Back Street"/>	Parish	<input type="text" value="Garboldisham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.1"/>	Local Plan Reference	<input type="text" value="LP[031]001"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Ling"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="2"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="NCC highways have raised concerns regarding back street for development, but have stated that due to the small size of the site it is unlikely to have an impact"/>
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is within flood zone 1"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Amber"/>	<input type="text" value="Site is located within the conservation area and may be sensitive to change"/>

Biodiversity and Geodiversity	Green	
Historic Environment	Amber	Site is located within the conservation area and in close proximity to a scheduled monument
Open Space	Green	
Transport and Roads	Amber	Back Street is restricted width and the local road network can't be expanded
Compatibility with adjoining uses	Green	Site is adjacent to residential development
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Within 5 years	
Build Out Rate	2 dwellings per annum	
Achievability	No specific achievability concerns in relation to this site.	
Overcoming Constraints	<p>NCC highways have noted constraints regarding new development on Back Street due to the inadequacy of the road to cope with additional dwellings. Due to the size of this site it is not considered to be a fundamental constraints to development.</p> <p>The site is located within the conservation area and in close proximity to a scheduled monument. The design of any scheme will need to have regard to the historic environment</p>	
Trajectory of Development	No specific phasing requirements	
Barriers to Development	No major barriers to the development of the site	
Conclusion	The site is considered to be in a suitable location and be available for development.	

Site Address	Land adjacent Mill Lane	Parish	Garboldisham
Current Planning Status	3PL/2008/0246/F- Redevelopment of Garden Centre with 4 dwellings - Refused		
Site Size	1.98	Local Plan Reference	LP[031]002
Greenfield/Brownfield	Brownfield	Proposed Use	Residential
Ownership	Davey		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential			49
Density Calculator	Local Service Centre 25dph		

Constraint	Score	Comment
Access to Site	Red	NCC highways have indicated that the site has severe highways constraints
Accessibility to local services	Red	Site is distant from the services and facilities within the village
Utilities Capacity	Green	
Contamination	Amber	Site is a former nursery so there may be onsite contamination
Flood Risk	Amber	Site is in close proximity to an area of land within flood zone 3a
Market Attractiveness	Green	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	Green	
Townscape	Amber	
Biodiversity and Geodiversity	Green	

Historic Environment	Amber	The Grade II* Garboldisham Windmill is located to the east of the site.
Open Space	Green	
Transport and Roads	Red	NCC highways have indicated that the local road network is narrow and inadequate for further development
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	NCC highways have indicated that the site has severe highways constraints. This is a red constraint in relation to access and the local road network. In addition the site is located to the south of Garboldisham, distant from the services and facilities within the village so also has a red constraint in this regard. The site has failed the suitability assessment so the availability assessment has not been carried out and the site should be excluded from the HELAA.	

Site Address	<input type="text" value="Land to the rear of Back Street"/>	Parish	<input type="text" value="Garboldisham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="2.71"/>	Local Plan Reference	<input type="text" value="LP[031]003"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Breckland DC"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="67"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="NCC highways have indicated that Back Street is narrow and inadequate"/>
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is located within flood zone 1"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	<input type="text" value="Site is within the conservation area"/>

Open Space	Green	
Transport and Roads	Red	NCC highways have indicated that Back Street is narrow and inadequate
Compatibility with adjoining uses	Green	Site is adjacent to residential development
Local Plan Designation	n/a	

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

NCC highways have indicated that the site has severe highways constraints. This is a red constraint in relation to access and the local road network. The site has failed the suitability assessment so the availability assessment has not been carried out and the site should be excluded from the HELAA.

Site Address	<input type="text" value="Land to the west of Hopton Road (south)"/>	Parish	<input type="text" value="Garboldisham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="1.06"/>	Local Plan Reference	<input type="text" value="LP[031]004"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Bloss"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="26"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	<input type="text" value="NCC highways have not raised any access concerns"/>
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Amber"/>	<input type="text" value="The western edge of the site includes land within flood zone 2 for surface water flooding"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	

Historic Environment	Green
Open Space	Green
Transport and Roads	Green
Compatibility with adjoining uses	Green
Local Plan Designation	n/a
Availability Assessment	
Marketing	Unknown
Availability	Within 5 years Greenfield site
Build Out Rate	10 dwellings per annum
Achievability	This is a greenfield site which has been promoted for inclusion within the Local Plan. There are no known constraints to the achievability of the site.
Overcoming Constraints	There is an area of surface water flooding on the western edge of the site. This constraint can be overcome through avoidance of this area for building. Anglian Water have indicated that the water recycling centre within Garboldisham needs to be upgraded to cope with additional growth. This is achievable, however it may require development within the village to be phased.
Trajectory of Development	Phasing would be required for development in order to ensure upgrades occur to the water recycling centre.
Barriers to Development	No major barriers to the development of the site have been identified.
Conclusion	The site has been assessed as being a suitable and available location for residential development.

Site Address	<input type="text" value="Land to the west of Hopton Road (North)"/>	Parish	<input type="text" value="Garboldisham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.45"/>	Local Plan Reference	<input type="text" value="LP[031]005"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Bloss"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="11"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	<input type="text" value="NCC highways have not raised any access concerns"/>
Accessibility to local services	<input type="text" value="Green"/>	
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is located within flood zone 1"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	

Open Space	Green
Transport and Roads	Green
Compatibility with adjoining uses	Green
Local Plan Designation	n/a
Availability Assessment	
Marketing	Unknown
Availability	Within 5 years Grenfield site
Build Out Rate	11 dwellings per annum
Achievability	This is a greenfield site which has been promoted for inclusion within the Local Plan. There are no known constraints to the achievability of the site.
Overcoming Constraints	There is an area of surface water flooding on the western edge of the site. This constraint can be overcome through avoidance of this area for building. Anglian Water have indicated that the water recycling centre within Garboldisham needs to be upgraded to cope with additional growth. This is achievable, however it may require development within the village to be phased.
Trajectory of Development	Phasing would be required for development in order to ensure upgrades occur to the water recycling centre.
Barriers to Development	No major barriers to the development of the site have been identified.
Conclusion	The site has been assessed as being a suitable and available location for residential development.

Site Address	<input type="text" value="Land to the north of Church Road"/>	Parish	<input type="text" value="Garboldisham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="2.01"/>	Local Plan Reference	<input type="text" value="LP[031]006"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Bloss"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="70"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="NCC highways have stated that Church Lane is not suitable for access"/>
Accessibility to local services	<input type="text" value="Green"/>	
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is located within flood zone 1"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Amber"/>	<input type="text" value="The site is adjacent to the conservation area of Garboldisham. Development of the site may"/>

have an impact upon the grade II listed building.

Open Space

Green

Transport and Roads

Red

NCC highways have stated that Church Lane is narrow and inadequate for further development

Compatibility with adjoining uses

Green

Local Plan Designation

n/a

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

NCC highways have indicated that the site has severe highways constraints. This is a red constraint in relation to access and the local road network. The site has failed the suitability assessment so the availability assessment has not been carried out and the site should be excluded from the HELAA.

Site Address	<input type="text" value="Land to the east of The Street"/>	Parish	<input type="text" value="Garboldisham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="1.85"/>	Local Plan Reference	<input type="text" value="LP[031]008"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Bloss"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="46"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="NCC highways have indicated that there is no suitable access"/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Site adjoins the public house"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is located within flood zone 1"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Amber"/>	<input type="text" value="Site adjoins The Fox public house which is grade II listed"/>

Open Space	Green	
Transport and Roads	Red	NCC highways have indicated that the local road network is narrow and inadequate
Compatibility with adjoining uses	Amber	Site adjoins the public house, the maybe amenity concerns relating to noise
Local Plan Designation	n/a	

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

NCC highways have indicated that the site has severe highways constraints. This is a red constraint in relation to access and the local road network. The site has failed the suitability assessment so the availability assessment has not been carried out and the site should be excluded from the HELAA.

Site Address	<input type="text" value="Land off Harbour Lane"/>	Parish	<input type="text" value="Garboldisham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="1.61"/>	Local Plan Reference	<input type="text" value="LP[031]009"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Metcalf"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="40"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="NCC highways have advised that there is no suitable access to the site"/>
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is located within flood zone 1"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	

Open Space	Green	
Transport and Roads	Red	NCC highways have indicated that the local road network is narrow and unsuitable
Compatibility with adjoining uses	Green	Site adjoins residential development
Local Plan Designation	n/a	

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

NCC highways have indicated that the site has severe highways constraints. This is a red constraint in relation to access and the local road network. The site has failed the suitability assessment so the availability assessment has not been carried out and the site should be excluded from the HELAA.

Site Address	<input type="text" value="Land at Back Street"/>	Parish	<input type="text" value="Garboldisham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="1"/>	Local Plan Reference	<input type="text" value="LP[031]010"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Breckland DC"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="25"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="NCC highways have indicated that Back Street is not suitable"/>
Accessibility to local services	<input type="text" value="Green"/>	
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is in flood zone 1"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Amber"/>	<input type="text" value="Site is in the conservation area"/>

Open Space	Green	
Transport and Roads	Red	NCC highways have stated that Back Street is narrow and unsuitable for further traffic
Compatibility with adjoining uses	Green	Site adjoins residential development
Local Plan Designation	n/a	

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

NCC highways have indicated that the site has severe highways constraints. This is a red constraint in relation to access and the local road network. The site has failed the suitability assessment so the availability assessment has not been carried out and the site should be excluded from the HELAA.

Site Address	<input type="text" value="Land adjacent to Oakcroft, Watton Road"/>	Parish	<input type="text" value="Great Ellingham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.2"/>	Local Plan Reference	<input type="text" value="LP[037]001"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Cooper"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="5"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Site is within 400m of the primary school"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is in flood zone 1"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Amber"/>	<input type="text" value="Site is distant from a settlement boundary"/>
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	

Open Space	Green	
Transport and Roads	Red	NCC highways have indicated that the road network is unsuitable for further development
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	NCC highways have objected to the development of this site based on the unsustainable location and road network. Due to the size of the site it is not considered to be viable to carry out the improvements needed to the road network. As the site has failed the suitability assessment the availability assessment has not been undertaken and the site should be excluded from the HELAA.	

Site Address	<input type="text" value="Land off Bow Street"/>	Parish	<input type="text" value="Great Ellingham"/>
Current Planning Status	<input type="text" value="3PL/2014/0745/O: Erection of a single dwelling. Dismissed on appeal"/>		
Site Size	<input type="text" value="1.84"/>	Local Plan Reference	<input type="text" value="LP[037]002"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Hall"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value=""/>		<input type="text" value="46"/>
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	
Accessibility to local services	<input type="text" value="Red"/>	<input type="text" value="Site is remote from services and facilities"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is in flood zone 1"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Amber"/>	<input type="text" value="Site is in a remote location and development may impact on the townscape/landscape"/>
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	<input type="text" value="Development of the site would not have an impact upon the historic environment."/>

Open Space	Green	
Transport and Roads	Red	Site is in a remote location which isnt suitable for further development
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The site is detached from the main settlement of Great Ellingham and is distant from services and facilities within the village. The site has a red constraint for distance to services within the suitability assessment and as such the availability assessment has not been undertaken. The site has been excluded from the HELAA.	

Site Address	<input type="text" value="80 Long Street"/>	Parish	<input type="text" value="Great Ellingham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.3"/>	Local Plan Reference	<input type="text" value="LP[037]003"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Price"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="7"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Site is located to the south of Great Ellingham and is distant from services and facilities within the town"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is in flood zone 1"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Amber"/>	<input type="text" value="Site is distant from main village"/>
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	

Open Space	Green	
Transport and Roads	Amber	NCC highways have raised concerns about the local highways network
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Within 5 years	
Build Out Rate	7 dwellings per annum	
Achievability	Improvements to the local road network would have a cost implication on the development. Due to the capacity of the site however it would not be expected to afford housing.	
Overcoming Constraints	<p>NCC highways have raised concerns regarding the lack of footway provision. The site has frontage onto Long Street and it is considered that this issue can be overcome through conditions on any planning permission, however there would be implications on the viability of the site.</p> <p>Anglian water have indicated that improvements would be required to the water recycling centre to accommodate growth within Great Ellingham. Whilst this is not a constraint to the development it may have implications on the phasing of the site</p>	
Trajectory of Development	Development within Great Ellingham will require phasing in order to allow for upgrades to occur to the water recycling centre.	
Barriers to Development	No major barriers to the development of the site have been identified.	
Conclusion	Subject to the overcoming the constraints as set out within the assessment, this site is considered to be a suitable and available location for development.	

Site Address	Land adjacent Great Ellingham Methodist Church	Parish	Great Ellingham
Current Planning Status	3PL/2015/0487/O Planning application for 9 dwellings (3 affordable) - Undecided.		
Site Size	0.5	Local Plan Reference	LP[037]004
Greenfield/Brownfield	Greenfield	Proposed Use	Residential/Rural Affordable Housing Exception Sit
Ownership	Wilkins		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential			12
Density Calculator	Local Service Centre 25dph		

Constraint	Score	Comment
Access to Site	Green	NCC highways have indicated that there is suitable access
Accessibility to local services	Green	
Utilities Capacity	Green	
Contamination	Green	
Flood Risk	Green	Site is in flood zone 1
Market Attractiveness	Green	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	Green	
Townscape	Green	

Biodiversity and Geodiversity	Green	
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Green	NCC highways have stated that improvements to the footpath network would be required
Compatibility with adjoining uses	Green	Site adjoins other residential development
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Immediately	Greenfield site subject to a planning application
Build Out Rate	12 dwellings per annum	
Achievability	The site has the decision to grant planning permission subject to the completion of a section 106 agreement. The site is therefore considered to be an achievable and viable scheme.	
Overcoming Constraints	All constraints will have been considered as part of the planning application and will have needed to have been overcome in order to grant permission.	
Trajectory of Development	No specific phasing of the site is included within the draft planning permission.	
Barriers to Development	No major barriers to the development of this site have been identified.	
Conclusion		
Conclusion	The site has the decision to grant planning permission subject to the completion of the section 106 agreement. As such the site is considered to be in a suitable location for residential development and be available.	

Site Address	<input type="text" value="Land south of 68 Long Street"/>	Parish	<input type="text" value="Great Ellingham"/>
Current Planning Status	<input type="text" value="3PL/2015/1500/F - 4 detached houses - Permission"/>		
Site Size	<input type="text" value="0.2"/>	Local Plan Reference	<input type="text" value="LP[037]005"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Clements"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="5"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is in flood zone 1"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	
Open Space	<input type="text" value="Green"/>	

Transport and Roads	Green	
Compatibility with adjoining uses	Green	Site adjoins residential development
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Immediately	Site has planning permission
Build Out Rate	5 dwellins per annum	
Achievability	The site has planning permission. The site is therefore considered to be an achievable and viable scheme.	
Overcoming Constraints	All constraints will have been considered as part of the planning application and will have needed to have been overcome in order to grant permission.	
Trajectory of Development	No specific phasing of the site is included within th planning permission.	
Barriers to Development	No major barriers to the development of this site have been identified.	
Conclusion		
Conclusion	The site has planning permission. It is considered that the site is both suitable and available for development.	

Site Address	<input type="text" value="Land behind Chestnut Grove"/>	Parish	<input type="text" value="Great Ellingham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="2.4"/>	Local Plan Reference	<input type="text" value="LP[037]006"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Browne"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="60"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="NCC highways have indicated that there are access constraints"/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="The site adjoins the settlement boundary and is within 800m (10 minutes walking distance) to a bus stop, school and shop."/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is in flood zone 1"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Amber"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	

Historic Environment	Green	
Open Space	Green	
Transport and Roads	Red	NCC highways have indicated that the local road network is unsuitable for development
Compatibility with adjoining uses	Green	Site adjoins residential development
Local Plan Designation	n/a	

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

NCC highways have objected to the development of this site based on the unsustainable location and road network. Due to the size of the site it is not considered to be viable to carry out the improvements needed to the road network. As the site has failed the suitability assessment the availability assessment has not been undertaken and the site should be excluded from the HELAA.

Site Address	<input type="text" value="Southern part of Town Green, Long Street"/>	Parish	<input type="text" value="Great Ellingham"/>
Current Planning Status	<input type="text" value="3PL/2015/0441/F - Planning permission for 12 dwellings"/>		
Site Size	<input type="text" value="0.2"/>	Local Plan Reference	<input type="text" value="LP[037]007"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Cooper"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="5"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="NCC highways have raised concerns regarding the site"/>
Accessibility to local services	<input type="text" value="Green"/>	<input type="text" value="Site is centrally located within Great Ellingham"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is in flood zone 1"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Amber"/>	<input type="text" value="Site is an area open space within the village and development may impact upon the townscape"/>
Biodiversity and Geodiversity	<input type="text" value="Green"/>	

Historic Environment	Green	
Open Space	Amber	
Transport and Roads	Amber	NCC highways have indicated that the local road network is not suitable for further development
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Immediately	
Build Out Rate	5 dwellings per annum	
Achievability	The site has planning permission. The site is therefore considered to be an achievable and viable scheme.	
Overcoming Constraints	All constraints will have been considered as part of the planning application and will have needed to have been overcome in order to grant permission.	
Trajectory of Development	No specific phasing requirements were included with the planning permission	
Barriers to Development	No major barriers to the development of the site have been identified.	
Conclusion		
	The site is subject to planning permission and has been excluded from the study as the figures are already included through the five year housing land supply. Due to the planning permission the site is therefore considered to be suitable and achievable.	

Site Address	<input type="text" value="Northern part of Tow Green, Long Street"/>	Parish	<input type="text" value="Great Ellingham"/>
Current Planning Status	<input type="text" value="3PL/2015/0441/F - Planning permission for 12 dwellings"/>		
Site Size	<input type="text" value="0.2"/>	Local Plan Reference	<input type="text" value="LP[037]008"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Browne"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="5"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	
Accessibility to local services	<input type="text" value="Green"/>	
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is located within flood zone 1"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Amber"/>	<input type="text" value="Site is an area open space within the village and development may impact upon the townscape"/>
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	

Open Space	Amber	Development of the site would result in the loss of open space in an area with a deficit
Transport and Roads	Amber	NCC highways have indicated that improvements would be required to the footpath network
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Immediately	
Build Out Rate	5 dwellings per annum	
Achievability	The site has planning permission. The site is therefore considered to be an achievable and viable scheme.	
Overcoming Constraints	All constraints will have been considered as part of the planning application and will have needed to have been overcome in order to grant permission.	
Trajectory of Development	No specific phasing requirements were included with the planning permission	
Barriers to Development	No major barriers to the development of the site have been identified.	
Conclusion		
	The site is subject to planning permission and has been excluded from the study as the figures are already included through the five year housing land supply. Due to the planning permission the site is therefore considered to be suitable and achievable.	

Site Address	<input type="text" value="Land at Manderley, Deopham Road"/>	Parish	<input type="text" value="Great Ellingham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.6"/>	Local Plan Reference	<input type="text" value="LP[037]009"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Rural Affordable Housing Exception Site"/>
Ownership	<input type="text" value="Stubbs"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="15"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is in flood zone 1"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Amber"/>	<input type="text" value="Site may impact upon the setting of nearby listed buildings"/>
Biodiversity and Geodiversity	<input type="text" value="Green"/>	

Historic Environment	Amber	Development of the site may have an impact upon the Grade II Listed building to the north of the site (Bury Farmhouse, formerly Bury's Hall Farm).
Open Space	Green	
Transport and Roads	Amber	Improvements would be required, including pedestrian links, to Deopham Road to make the site suitable for development
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Within 5 years	Greenfield site
Build Out Rate	15 dwellings per annum	
Achievability	The site will require improvements to the local road network in order to achieve safe access. There will be a cost implication associated with additional highways work, however due to the size of the site it is considered that it is still viable.	
Overcoming Constraints	<p>NCC highways have indicated that improvements would be required to the local road network to achieve safe access. It is considered that this constraint can be overcome through the planning application.</p> <p>Anglian water have indicated that improvements would be required to the water recycling centre to accommodate growth within Great Ellingham. Whilst this is not a constraint to the development it may have implications on the phasing of the site</p>	
Trajectory of Development	Development of land within Great Ellingham will need to be phased to take into account improvements to the water recycling centre	
Barriers to Development	No major barriers to the development of the site have been identified.	
Conclusion	Subject to overcoming the constraints as set out within the assessment, this site is considered to be both suitable and available for residential development and should be included within the HELAA.	

Site Address	<input type="text" value="The Conifers, Hingham Road"/>	Parish	<input type="text" value="Great Ellingham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.2"/>	Local Plan Reference	<input type="text" value="LP[037]010"/>
Greenfield/Brownfield	<input type="text" value="Brownfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Stubbs"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="5"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="NCC highways have raised access concerns with this site"/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Site is adjacent to the primary school"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is located within flood zone 1"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	

Open Space	Green	
Transport and Roads	Red	NCC highways have raised concerns regarding the suitability of Hingham Road/Attleborough Road to cater for additional development
Compatibility with adjoining uses	Amber	
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Within 5 years	
Build Out Rate	5 dwellings per annum	
Achievability	The site will require improvements to the local road network in order to achieve safe access. There will be a cost implication associated with additional highways work, however due to the size of the site it is considered that it is still viable.	
Overcoming Constraints	NCC highways have raised access concerns in regards to the site. The access is opposite an existing junction. It is considered that this constraint could be overcome through a planning application	
Trajectory of Development	Development of land within Great Ellingham will need to be phased to take into account improvements to the water recycling centre	
Barriers to Development	No major barriers to the development of the site have been identified.	
Conclusion	Subject to overcoming the constraints as set out within the assessment, this site is considered to be both suitable and available for residential development and should be included within the HELAA.	

Site Address	<input type="text" value="Land rear of 16-18 Long Street"/>	Parish	<input type="text" value="Great Ellingham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.3"/>	Local Plan Reference	<input type="text" value="LP[037]011"/>
Greenfield/Brownfield	<input type="text" value="Brownfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Roberts"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="8"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="NCC highways have indicated that there is no suitable access point"/>
Accessibility to local services	<input type="text" value="Green"/>	
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is located within flood zone 1"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Amber"/>	<input type="text" value="Development of the site could introduce an element of backland development"/>
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	

Open Space	Green	
Transport and Roads	Red	NCC highways have indicated severe constraints with the local road network
Compatibility with adjoining uses	Green	Site adjoins residential development
Local Plan Designation	n/a	
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The site has no clear means of access and has a red constraint for this reason. The site has failed the suitability assessment so the availability assessment has not been undertaken and the site has been excluded from the HELAA.	

Site Address	<input type="text" value="Land north of White House Farm, Long Street"/>	Parish	<input type="text" value="Great Ellingham"/>
Current Planning Status	<input type="text" value="3PL/2015/0959/F: 2 dwellings on the northern part of the site."/>		
Site Size	<input type="text" value="0.4"/>	Local Plan Reference	<input type="text" value="LP[037]012"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Dunning"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="10"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="NCC highways would object to this site as it is in an unsuitable location"/>
Accessibility to local services	<input type="text" value="Red"/>	<input type="text" value="Although the site is adjacent to the settlement boundary it is distant from services and facilities."/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is located within flood zone 1"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	

Historic Environment	Green	
Open Space	Green	
Transport and Roads	Red	Site is distant from services and facilities within the village
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

The site has no clear means of access and has a red constraint for this reason. The site has failed the suitability assessment so the availability assessment has not been undertaken and the site has been excluded from the HELAA.

Site Address	<input type="text" value="Land adjacent to the Old Queens Head"/>	Parish	<input type="text" value="Great Ellingham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.4"/>	Local Plan Reference	<input type="text" value="LP[037]013"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Osman"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="10"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Site is accessed via a layby, improvements would be required."/>
Accessibility to local services	<input type="text" value="Red"/>	<input type="text" value="Site is detached from the village and remote from services and facilities"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Amber"/>	<input type="text" value="Eastern edge of the site is within flood zone 2"/>
Market Attractiveness	<input type="text" value="Amber"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The site is situated within the landscape character area the 'The Settled Tributary Farmland' where development considerations include: Conserving the existing small scale rural road pattern, ensuring that new development reflects the existing materials and stylistic vernacular within the settlements and that their individual and separate identities are preserved; and monitoring development and boundary"/>

treatments to the settlement edges, resisting any materials and/or species which could have an urbanising influence on the rural landscape.

Townscape

Biodiversity and Geodiversity

Historic Environment

Site may have an impact on the nearby Grade II listed building (The Old Queen's Head)

Open Space

Transport and Roads

Site is remote from the villages and highways improvements including new footpaths would be required. NCC highways have indicated that they would object to the development of the site.

Compatibility with adjoining uses

Local Plan Designation

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

The site has no clear means of access and has a red constraint for this reason. In addition the site is also distant from services and facilities within the village. The site has failed the suitability assessment so the availability assessment has not been undertaken and the site has been excluded from the HELAA.

Site Address	<input type="text" value="Land to the north of the B1077"/>	Parish	<input type="text" value="Great Ellingham"/>
Current Planning Status	<input type="text" value="3PL/2016/0648/O - outline application for 75 dwellings - approved"/>		
Site Size	<input type="text" value="3.16"/>	Local Plan Reference	<input type="text" value="LP[037]014"/>
Greenfield/Brownfield	<input type="text" value="Brownfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Mellor"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="79"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Site subject to a safe access providing adequate visibility and improvements to the footpath network"/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Site within 800m to a school, bus stop and shop"/>
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Improvements would be required to the water recycling centre"/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Amber"/>	<input type="text" value="Site is within close proximity of flood zone 3a"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input and="" be="" could="" detrimental="" have="" impact="" may="" mitigated"="" on="" plateau"="" townscapes="" type="text" value="Site is within the Landscape Character Area " wayland="" which=""/>
Townscape	<input type="text" value="Green"/>	

Biodiversity and Geodiversity	Green	
Historic Environment	Amber	Site may have impact upon nearby listed buildings Grade I listed Church of St. James, Grade II listed Glenfield Cottage, Grade II listed The Olde Thatche Shoppe
Open Space	Green	
Transport and Roads	Amber	Site is in close proximity of services though may require improvements to footpaths and adequate visibility is required. The rural road network must be maintained and signage and traffic calming measure/edge treatments must be avoided due to the potential urbanising influence
Compatibility with adjoining uses	Green	
Local Plan Designation		
Availability Assessment		
Marketing	Unknown	
Availability	Within 5 years	Site currently includes Mellor Metals. The business would need to be relocated.
Build Out Rate	25 dwellings per annum	
Achievability	The site has planning permission for residential development and as such it is considered to be an achievable site.	
Overcoming Constraints	All constraints will have been considered as part of the planning application and will have needed to have been overcome in order to grant permission.	
Trajectory of Development	No specific phasing requirements have been included with the planning permission	
Barriers to Development	No major barriers to the development of the site have been identified.	
Conclusion	The site has planning permission. It is considered that the site is both suitable and available for development.	

Site Address	<input type="text" value="Land off Glebe Meadow"/>	Parish	<input type="text" value="Great Ellingham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.4"/>	Local Plan Reference	<input type="text" value="LP[037]015"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Diocese of Norwich"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="10"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="If this site is to be supported access should be taken from Glebe Meadow"/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Site is within close proximity to the existing settlement boundary and within 800m (10 minutes walking distance) of a shop, school and a bus stop."/>
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Upgrades are required to the water recycling centre"/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The site is situated within the Landscape Character Area 'Wayland Plateau' where development considerations include: Conserving the historic cores of villages; ensuring that the predominantly open visual character is retained in planning for change; development should reflect the linear character of the settlements"/>

and maintain their sense of separation; maintain the rural road network and avoid signage or traffic calming measures/edge treatments which could have an urbanising influence, consider the scale of potential development and its effects on long views, skylines and intervisibility with surrounding character areas.

Townscape

Biodiversity and Geodiversity

Historic Environment

Site may have an impact upon the nearby Grade 2 Listed buildings at 1,3 and 5 Church Street

Open Space

Transport and Roads

Site is in close proximity of services though may require improvements to footpaths and adequate visibility is required. The rural road network must be maintained and signage and traffic calming measure/edge treatments must be avoided due to the potential urbanising influence

Compatibility with adjoining uses

Local Plan Designation

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development	No major barriers to the development of the site have been identified.
Conclusion	Subject to overcoming the constraints as set out within the assessment, this site is considered to be both suitable and available for residential development and should be included within the HELAA.

Site Address	<input type="text" value="Land between Hingham Road and Attleborough Road"/>	Parish	<input type="text" value="Great Ellingham"/>
Current Planning Status	<input type="text" value="3PL/2014/0683/F - planning permission for 39 dwellings"/>		
Site Size	<input type="text" value="1.5"/>	Local Plan Reference	<input type="text" value="LP[037]016"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Metcalf"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="37"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Improvements to footpaths and the provision of adequate visibility will create safe access"/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Site is within 800m of a shop, school and bus stop"/>
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site not at risk from flooding or increase flood risk"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input and="" be="" could="" detrimental="" have="" impact="" may="" mitigated"="" on="" plateau"="" townscapes="" type="text" value="Site is within the Landscape Character Area " wayland="" which=""/>
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	

Historic Environment	Amber	Site may have an impact upon the nearby Grade II listed building Bury Farmhouse
Open Space	Green	
Transport and Roads	Amber	Site is in close proximity of services though may require improvements to footpaths and adequate visibility is required. The rural road network must be maintained and signage and traffic calming measure/edge treatments must be avoided due to the potential urbanising influence
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Site is in the ownership of Orbit Housing	
Availability	Immediately	Greenfield site
Build Out Rate	20 dwellings per annum	
Achievability	The site has planning permission for residential development and as such it is considered to be an achievable site.	
Overcoming Constraints	All constraints will have been considered as part of the planning application and will have needed to have been overcome in order to grant permission.	
Trajectory of Development	No specific phasing is required through the planning permission	
Barriers to Development	Site has planning permission and it is not considered that there are barriers to development.	
Conclusion	The site has planning permission. It is considered that the site is both suitable and available for development.	

Site Address	<input type="text" value="Land east of Hingham Road"/>	Parish	<input type="text" value="Great Ellingham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="1.3"/>	Local Plan Reference	<input type="text" value="LP[037]017"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Metcalf"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="32"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="Concerns raised regarding the suitability of the Hingham Road / Attleborough Road junction to cater for additional development"/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Site is within 800m of a school, shop and bus stop"/>
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Upgrades to the water recycling centre are required."/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Development of the site would not be at risk from flooding or increase flood risk"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input "="" plateau."="" type="text" value="Site is within the Landscape Character Area " wayland=""/>
Townscape	<input type="text" value="Green"/>	

Biodiversity and Geodiversity	Green	
Historic Environment	Amber	Development of site may have an impact upon nearby Grade II listed building Bury Farmhouse
Open Space	Green	
Transport and Roads	Red	Concerns raised regarding the suitability of the Hingham Road / Attleborough Road junction to cater for additional development
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	NCC highways have objected to the development of this site based on the unsustainable location and road network. As the site has failed the suitability assessment the availability assessment has not been undertaken and the site should be excluded from the HELAA.	

Site Address	<input type="text" value="Land behind 25-31 Long Street"/>	Parish	<input type="text" value="Great Ellingham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="1.0"/>	Local Plan Reference	<input type="text" value="LP[037]018"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Melton"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="25"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="No clear means of access to the local highway network"/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Site is within 800m of a school, shop and bus stop"/>
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Upgrades required to the water recycling centre"/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site would not be at risk from flooding or increase flood risk in the locality"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input and="" be="" could="" detrimental="" have="" impact="" may="" mitigated."="" on="" plateau"="" townscapes="" type="text" value="Site is within the Landscape Character Area " wayland="" which=""/>
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	

Historic Environment	Amber	Site may have an impact upon the nearby Grade II listed building Grey Roofs
Open Space	Green	
Transport and Roads	Red	No clear means of access to the local highway network
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

The site has no clear means of access and has a red constraint for this reason. The site has failed the suitability assessment so the availability assessment has not been undertaken and the site has been excluded from the HELAA.

Site Address	Land south west of Attleborough Road	Parish	Great Ellingham
Current Planning Status	No relevant planning history		
Site Size	10.4	Local Plan Reference	LP[037]019
Greenfield/Brownfield	Greenfield	Proposed Use	Residential
Ownership	Southgate		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	260		
Density Calculator	Local Service Centre 25dph		

Constraint	Score	Comment
Access to Site	Amber	Improvements to footpaths and the provision of adequate visibility will create safe access
Accessibility to local services	Amber	Site within 800m of a school, shop and bus stop
Utilities Capacity	Amber	Upgrades required to the water recycling centre
Contamination	Green	
Flood Risk	Green	Site would not be at risk from flooding or increase flood risk
Market Attractiveness	Green	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	Amber	Site is within the Landscape Character Area "Wayland Plateau" and may have detrimental impact on townscapes which could be mitigated
Townscape	Green	

Biodiversity and Geodiversity	Green	
Historic Environment	Amber	Site may have an impact upon the Grade II listed The Olde Thatche Shoppe and the Grade II listed buildings on Church Street
Open Space	Green	
Transport and Roads	Amber	Site is in close proximity of services though may require improvements to footpaths and adequate visibility is required. The rural road network must be maintained and signage and traffic calming measure/edge treatments must be avoided due to the potential urbanising influence
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Within 5 years	
Build Out Rate	50 dwellings per annum	
Achievability	Improvements are required to the local road network which will have cost implications for the development. Due to the size of the site this is unlikely to impact the viability of the scheme	
Overcoming Constraints	<p>The site has access onto both Attleborough Road and Church Street. NCC highways have indicated that improvements would be required to the local road network and this can be achieved through the planning application.</p> <p>Anglian water have indicated that improvements would be required to the water recycling centre to accommodate growth within Great Ellingham. Whilst this is not a constraint to the development it may have implications on the phasing of the site.</p>	
Trajectory of Development	Development of land within Great Ellingham will need to be phased to take into account improvements to the water recycling centre	
Barriers to Development	Subject to overcoming the constraints as set out above there are no major barriers to development.	
Conclusion	Subject to overcoming the constraints as set out within the assessment, this site is considered to be both suitable and available for residential development and should be included within the HELAA.	

Site Address	Land adjacent to Bury Hall	Parish	Great Ellingham
Current Planning Status	3PL/2014/0683/F (partially covers the site) - Residential development for 39 dwellings : Allowed at appeal		
Site Size	2.37	Local Plan Reference	LP[037]020
Greenfield/Brownfield	Greenfield	Proposed Use	Residential
Ownership	Orbit Homes 2020 Limited		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential			59
Density Calculator	Local Service Centre 25dph		

Constraint	Score	Comment
Access to Site	Amber	No clear means of access to the public highway network unless it comes forward in combination with site 016
Accessibility to local services	Green	Site is within 800m to a school, shop and bus stop
Utilities Capacity	Amber	Upgrades are required to the water recycling centre
Contamination	Green	
Flood Risk	Green	Site not at risk from flooding or an increased flood risk
Market Attractiveness	Green	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	Amber	Site is within the Landscape Character Area "Wayland Plateau" and may have detrimental impact on townscapes which could be mitigated
Townscape	Green	

Biodiversity and Geodiversity	Green	
Historic Environment	Amber	Development of the site may have an impact upon the nearby Grade II listed building Bury Farmhouse
Open Space	Green	
Transport and Roads	Amber	Site is in close proximity of services though there are no clear means of access to the public highway network unless it comes forward in combination with site 016. The rural road network must be maintained and signage and traffic calming measure/edge treatments must be avoided due to the potential urbanising influence
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Site is in the ownership of Orbit Housing	
Availability	Immediately	Greenfield site
Build Out Rate	25 dwellings per annum	
Achievability	Part of this site has planning permission and is in the ownership of a developer.	
Overcoming Constraints	All constraints will have been considered as part of the planning application and will have needed to have been overcome in order to grant permission.	
Trajectory of Development	Development of the wider site would require phasing to ensure that upgrades occur to the water recycling centre.	
Barriers to Development	No major barriers to the development of the site have been identified.	
Conclusion		
Conclusion	The site has planning permission. It is considered that the site is both suitable and available for development. This site represents a larger area than submitted through the planning application and has therefore been included on that basis.	

Site Address	<input type="text" value="Land off Bow Street"/>	Parish	<input type="text" value="Great Ellingham"/>
Current Planning Status	<input type="text" value="3PL/2014/0745/O: Erection of a single dwelling.Dismissed on appeal"/>		
Site Size	<input type="text" value="0.35"/>	Local Plan Reference	<input type="text" value="LP[037]021"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Hall"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="8"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="Unsustainable location"/>
Accessibility to local services	<input type="text" value="Red"/>	<input type="text" value="Site is distant from key services and facilities"/>
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Upgrades are required to the water recycling centre"/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site would not be at risk from flooding or increased flood risk"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input and="" be="" could="" detrimental="" have="" impact="" may="" mitigated"="" on="" plateau"="" townscapes="" type="text" value="Site is within the Landscape Character Area " wayland="" which=""/>
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	

Historic Environment	Green	
Open Space	Green	
Transport and Roads	Red	Unsustainable location
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

NCC highways have objected to the development of this site based on the unsustainable location and road network. As the site has failed the suitability assessment the availability assessment has not been undertaken and the site should be excluded from the HELAA.

Site Address	<input type="text" value="Land off Kenninghall Road"/>	Parish	<input type="text" value="Harling"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="8.3"/>	Local Plan Reference	<input type="text" value="LP[042]001"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Bartram"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="200"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	<input type="text" value="NCC Highways raised no concerns regarding the site"/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Site is within 800m of a school, shop and bus stop"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site would not be at risk from flooding or increased flood risk"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The settlement Fringe Landscape Assessment indicates that the site is located within an area of Moderate landscape sensitivity"/>
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	

Historic Environment	Green	
Open Space	Green	
Transport and Roads	Red	NCC Highways raised no concerns regarding the site
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Within 5 years	
Build Out Rate	50 dwellings per annum	
Achievability	This is a greenfield site which has been promoted for inclusion within the Local Plan.	
Overcoming Constraints	The site has access onto Kenninghall Road. NCC highways have not raised any concerns regarding the access to the site.	
Trajectory of Development	No specific phasing requirements	
Barriers to Development	No barriers to the development of the site have been identified within the assessment	
Conclusion		
	The site is centrally located within Harling with good access to services and facilities within the village. The site is considered to be in a suitable location for residential development. Furthermore it is also available for development.	

Site Address	<input type="text" value="Land off the Glebe"/>	Parish	<input type="text" value="Harling"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="2.6"/>	Local Plan Reference	<input type="text" value="LP[042]002"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential & Open Space"/>
Ownership	<input type="text" value="Bell"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="65"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	<input type="text" value="Norfolk County Council Highways did not raise any concerns regarding the site"/>
Accessibility to local services	<input type="text" value="Green"/>	<input type="text" value="Site is within 800m of a school, shop and bus stop"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Amber"/>	<input type="text" value="Site includes land at risk of surface water flooding"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The Breckland Settlement Fringe Landscape Assessment indicated that the site is situated within an area of Moderate/High landscape sensitivity"/>
Townscape	<input type="text" value="Green"/>	

Biodiversity and Geodiversity	Red	Site would have an impact upon the CWS and SSSI downstream of the site but the site would not have an impact European and International environmental designations
Historic Environment	Amber	Site may have an impact upon the nearby conservation area
Open Space	Green	
Transport and Roads	Green	
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	

Availability Assessment	
Marketing	
Availability	
Build Out Rate	
Achievability	
Overcoming Constraints	
Trajectory of Development	
Barriers to Development	

Conclusion	The site would have an impact upon the County Wildlife Site and SSSI which are located downstream of this site. Due to the detrimental impact on these designated sites, there is a red constraint for this site in regards to biodiversity and geodiversity. As the site has failed the suitability assessment the availability assessment has not been undertaken and the site should be excluded from the HELAA.
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Site Address	<input type="text" value="Land west of Ash Lodge"/>	Parish	<input type="text" value="Harling"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="1.4"/>	Local Plan Reference	<input type="text" value="LP[042]003"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Lee"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value=""/>		<input type="text" value="35"/>
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="Severe highways constraints"/>
Accessibility to local services	<input type="text" value="Green"/>	<input type="text" value="Site is within 800m of a school, shop and bus stop"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The site is situated within an area of Moderate Landscape sensitivity"/>
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	

Open Space	Green	
Transport and Roads	Red	Site is within close proximity of services although there are severe highways constraints
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	NCC highways have objected to the development of this site based on the unsustainable location and road network. As the site has failed the suitability assessment the availability assessment has not been undertaken and the site should be excluded from the HELAA.	

Site Address	<input type="text" value="Land adjacent to The Cottage"/>	Parish	<input type="text" value="Harling"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.2"/>	Local Plan Reference	<input type="text" value="LP[042]004"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Lynn"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="5"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="Not suitable for allocation. Unsuited private road"/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Site is within 800m of a school, shop and bus stop"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Amber"/>	<input type="text" value="Site is located near to an area of zone 3a flood risk"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The Breckland Settlement Fringe Landscape Assessment indicated that the site is situated within an area of Moderate landscape sensitivity"/>
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	

Historic Environment	Green	
Open Space	Green	
Transport and Roads	Red	Not suitable for allocation. Unsuitable private road. Site within 10 minutes walking distance of services (800m)
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

NCC highways have objected to the development of this site based on the unsustainable location and road network. As the site has failed the suitability assessment the availability assessment has not been undertaken and the site should be excluded from the HELAA.

Site Address	<input type="text" value="Land west of West Harling Road"/>	Parish	<input type="text" value="Harling"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.5"/>	Local Plan Reference	<input type="text" value="LP[042]005"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Hustler"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="12"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	<input type="text" value="No issues raised by NCC Highways"/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Site is within 800m of a shop and bus stop but is distant from the school"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Amber"/>	<input type="text" value="Site is located near to an area of zone 2 flood risk"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The Breckland Settlement Fringe Landscape Assessment highlighted that the site is situated within an area of Moderate landscape sensitivity"/>
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	

Historic Environment	Green	
Open Space	Green	
Transport and Roads	Amber	No issues raised by NCC Highways. Site is within 10 minutes walking distance of a shop and bus stop but is distant from the school
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Within 5 years	Greenfield site
Build Out Rate	12 dwellings per annum	
Achievability	This is a greenfield site which has been promoted for inclusion within the Local Plan. There are no known constraints to the viability of this site.	
Overcoming Constraints	Some improvements would be required to secure the access to the site, however this is not considered to be a fundamental constraint to the delivery of the site.	
Trajectory of Development	No specific phasing requirements	
Barriers to Development	No major barriers to the development of this site have been identified.	
Conclusion	There are no major barriers to the development of this site and it is considered to be a suitable and available location for development.	

Site Address	<input type="text" value="Land off West Harling Road"/>	Parish	<input type="text" value="Harling"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.2"/>	Local Plan Reference	<input type="text" value="LP[042]006"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Hustler"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="5"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	<input type="text" value="NCC Highways raised no issues with the suitability of the site"/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Site is within 800m of a shop and bus stop but is more than 800m from a school"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Amber"/>	<input type="text" value="Site is located near to an area of zone 2 flood risk"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The Breckland Settlement Fringe Landscape Assessment highlighted that the site is situated within an area of Moderate landscape sensitivity"/>
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	

Historic Environment	Green	
Open Space	Green	
Transport and Roads	Amber	NCC Highways raised no issues with the suitability of the site and the site is 10 minutes walk away from 2 services however is more than 10 minutes walk away from a 3rd service
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Within 5 years	Greenfield site
Build Out Rate	5 dwellings per annum	
Achievability	This is a greenfield site which has been promoted for inclusion within the Local Plan. There are no known constraints to the viability of this site.	
Overcoming Constraints	Some improvements would be required to secure the access to the site, however this is not considered to be a fundamental constraint to the delivery of the site.	
Trajectory of Development	No specific phasing requirements	
Barriers to Development	No major barriers to the development of this site have been identified.	
Conclusion	There are no major barriers to the development of this site and it is considered to be a suitable and available location for development.	

Site Address	<input type="text" value="37"/>	Parish	<input type="text" value="Harling"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="1.5"/>	Local Plan Reference	<input type="text" value="LP[042]007"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Hustler"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="37"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="Access onto West Harling Road is not suitable."/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Site is within 800m of a school, shop and bus stop"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The Breckland Settlement Fringe Landscape Assessment indicates that the site is located within an area of moderate landscape sensitivity"/>
Townscape	<input type="text" value="Amber"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	

Open Space	Green
Transport and Roads	Amber
Compatibility with adjoining uses	Green
Local Plan Designation	n/a

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

The site has a red constraint for access to the site. The access from West Harling Road is not considered to be suitable and as such the availability assessment has not been carried out and the site should be excluded from the HELAA.

Site Address	<input type="text" value="Land west of Garboldisham Road"/>	Parish	<input type="text" value="Harling"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.57"/>	Local Plan Reference	<input type="text" value="LP[042]008"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Robertson"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="14"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	<input type="text" value="NCC Highways raised no concerns regarding the site"/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Site is within 800m of a school, shop and bus service"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="The site is not at risk of flooding nor increased risk as a result of development"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The Breckland Settlement Fringe Landscape Assessment indicates that the site is located within an area of moderate landscape sensitivity"/>
Townscape	<input type="text" value="Green"/>	

Biodiversity and Geodiversity	Green	
Historic Environment	Amber	Site may have an impact upon the adjoining grade II listed cottages
Open Space	Green	
Transport and Roads	Amber	NCC Highways raised no concerns regarding the site and the site is within 10 minutes walking distance of 3 key services
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Within 5 years	
Build Out Rate	14 dwellings per annum	
Achievability	No major constraints to the achievability of the site have been identified.	
Overcoming Constraints	The site is located adjacent to grade II listed cottages. Whilst this is not a fundamental constraint to the development of the site, the design of any scheme will need to have regard to the historic environment.	
Trajectory of Development	No specific phasing requirements	
Barriers to Development	No major barriers to the development of the site	
Conclusion	The site is well related to the existing development in Harling and has road access onto Garboldisham Road. The site is considered to be a suitable and available location for development.	

Site Address	<input type="text" value="Land behind Church Road"/>	Parish	<input type="text" value="Harling"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="1.6"/>	Local Plan Reference	<input type="text" value="LP[042]009"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Barker"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="40"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="No clear means of access"/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Site is within 800m of a school, shop and bus stop"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The Breckland Settlement Fringe Landscape Assessment indicates that the site is located within an area of moderate landscape sensitivity"/>
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Amber"/>	<input type="text" value="Development of the site may have an impact"/>

upon the adjoining conservation area and the nearby Grade II listed buildings and stables (Eastfield House)

Open Space

Green

Transport and Roads

Red

Compatibility with adjoining uses

Green

Local Plan Designation

n/a

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

This site has severe highways constraint. The only access point is onto Old Hall Lane, which is restricted width and an unadopted road. This is a red constraint in relation to access. The site has failed the suitability assessment and therefore the availability assessment has not been undertaken. The site should be excluded from the HELAA.

Site Address	<input type="text" value="Cloverfield Estates"/>	Parish	<input type="text" value="Harling"/>
Current Planning Status	<input type="text" value="The entire site is subject to planning permissions for residential development"/>		
Site Size	<input type="text" value="3.8"/>	Local Plan Reference	<input type="text" value="LP[042]010"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Taylor"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="95"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	<input type="text" value="No issues were raised by NCC Highways"/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Site is within 800m of a school but more than 800m away from a school and bus stop"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The Breckland Settlement Fringe Landscape Assessment indicates that the site is located within an area of moderate landscape sensitivity"/>
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	

Historic Environment	Green	
Open Space	Green	
Transport and Roads	Green	No issues were raised by NCC Highways
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Site is currently underconstruction	
Availability	Immediately	
Build Out Rate	25 dwellings per annum	
Achievability	The site has planning permission and is under construction. It is considered to be an achievable and viable site.	
Overcoming Constraints	The site has planning permission, so it is considered that it has overcome all constraints	
Trajectory of Development	No specific phasing requirements	
Barriers to Development	No barriers to development	
Conclusion		
Conclusion	The site is considered to be a suitable and available option for residential development.	

Site Address	<input type="text" value="Land west of Little Rowley"/>	Parish	<input type="text" value="Harling"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="2.3"/>	Local Plan Reference	<input type="text" value="LP[042]011"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Osbourne"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="57"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	<input type="text" value="Norfolk County Council Highways did not raise any issues regarding the site"/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Site is within 800m walking distance of a school, shop and bus stop"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Amber"/>	<input type="text" value="Site subject to surface water flooding"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The Breckland Settlement Fringe Landscape Assessment indicates that the site is located within an area of moderate landscape sensitivity"/>
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	

Historic Environment	Red	Site may have impact upon the Grade II listed buildings at the Crescent
Open Space	Green	
Transport and Roads	Amber	Norfolk County Council Highways did not raise any issues regarding the site and is within 10 minutes walking distance of 3 key services
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The site would have significant impact upon the character and setting of the adjacent historic buildings. The site has failed the suitability assessment and therefore the availability assessment has not been undertaken. The site should be excluded from the HELAA.	

Site Address	<input type="text" value="Land east of Little Rowley"/>	Parish	<input type="text" value="Harling"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="2.2"/>	Local Plan Reference	<input type="text" value="LP[042]014"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Osbourne"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="55"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	<input type="text" value="Norfolk County Council Highways raised no concerns regarding the site"/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Site is within 800m of a shop, school and bus stop"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="There is no risk of flood nor an increased risk as a result of development"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The Breckland Settlement Fringe Landscape Assessment indicates that the site is situated within an area of moderate sensitivity"/>
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	

Historic Environment	Amber	Development of the site may have an impact upon the nearby Grade 2 Listed Buildings at the Crescent.
Open Space	Green	
Transport and Roads	Amber	Norfolk County Council Highways raised no concerns regarding the site and the site is within 10 minutes walking distance of a shop, a school and bus stop
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Within 5 years	
Build Out Rate	50 dwellings per annum	
Achievability	This is a greenfield site which has been promoted for inclusion within the Local Plan.	
Overcoming Constraints	The site has access onto Kenninghall Road. NCC highways have not raised any concerns regarding the access to the site.	
Trajectory of Development	No specific phasing requirements	
Barriers to Development	No barriers to the development of the site have been identified within the assessment	
Conclusion	The site is located to the south east of harling with relatively good access to services and facilities within the village. The site is considered to be in a suitable location for residential development. Furthermore it is also available for development.	

Site Address	<input type="text" value="Land north of The Paddocks"/>	Parish	<input type="text" value="Harling"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="5.9"/>	Local Plan Reference	<input type="text" value="LP[042]015"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Barker"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="147"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	<input type="text" value="NCC Highways raised no issues regarding the site"/>
Accessibility to local services	<input type="text" value="Red"/>	<input type="text" value="Site is not within easy access to key services"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Red"/>	<input type="text" value="Site is partially within an area of zone 2/3a & 3b flood risk"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The Breckland Settlement Fringe Landscape Assessment indicates that the site is situated within an area of moderate/high sensitivity"/>
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	

Historic Environment	Green	NCC Highways raised no issues regarding the site although the site is not within easy access to key services
Open Space	Green	
Transport and Roads	Red	
Compatibility with adjoining uses	Green	
Local Plan Designation		
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	This site has severe highways constraint. This is a red constraint in relation to access. The site has failed the suitability assessment and therefore the availability assessment has not been undertaken. The site should be excluded from the HELAA.	

Site Address	Land to the south of Kenninghall Road	Parish	Harling
Current Planning Status	No relevant planning history		
Site Size	0.54	Local Plan Reference	LP[042]016
Greenfield/Brownfield	Greenfield	Proposed Use	Residential
Ownership	Charles		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential			13
Density Calculator	Local Service Centre 25dph		

Constraint	Score	Comment
Access to Site	Green	
Accessibility to local services	Amber	Site within 800m of a school but is more than 800m away from a shop and bus stop
Utilities Capacity	Green	
Contamination	Green	
Flood Risk	Green	
Market Attractiveness	Green	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	Amber	The Breckland Settlement Fringe Landscape Assessment indicates that the site is situated within an area of moderate sensitivity
Townscape	Green	
Biodiversity and Geodiversity	Green	

Historic Environment	Green
Open Space	Green
Transport and Roads	Green
Compatibility with adjoining uses	Green
Local Plan Designation	
Availability Assessment	
Marketing	Unknown
Availability	Within 5 years
Build Out Rate	50 dwellings per annum
Achievability	This is a greenfield site which has been promoted for inclusion within the Local Plan.
Overcoming Constraints	The site has access onto Kenninghall Road. NCC highways have not raised any concerns regarding the access to the site.
Trajectory of Development	No specific phasing requirements
Barriers to Development	No barriers to the development of the site have been identified within the assessment
Conclusion	The site is centrally located within Harling with good access to services and facilities within the village. The site is considered to be in a suitable location for residential development. Furthermore it is also available for development.

Site Address	<input type="text" value="Land to the west of The Street"/>	Parish	<input type="text" value="Hockering"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="1.9"/>	Local Plan Reference	<input type="text" value="LP[044]001"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Clarke"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="47"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Site is within 800m of a school, shop and bus stop"/>
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Improvements would be required to the water recycling centre"/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="There is not a risk of flooding nor an increased risk as a result of development"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	<input type="text" value="Site would have no impact upon environmental designations"/>
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Amber"/>	<input type="text" value="Natural England indicate that the site is within close proximity to Hockering Wood SSSI."/>

Historic Environment	Red	Site would either result in the loss of the Grade II listed manor house or the Tithe Barn or severely impact the setting of the building.
Open Space	Green	
Transport and Roads	Green	
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

Development of the site would involve the loss of listed buildings. The site therefore includes a red constraint within the suitability assessment for the historic environment. As such the availability assessment has not been undertaken and the site has been excluded from the assessment.

Site Address	<input type="text" value="Land to the north of Heath Road"/>	Parish	<input type="text" value="Hockering"/>
Current Planning Status	<input type="text" value="3PL/2015/1113/F: Application for 6 dwellings - Permission"/>		
Site Size	<input type="text" value="0.28"/>	Local Plan Reference	<input type="text" value="LP[044]002"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Monk"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="7"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Site is within 800m of a school, shop and bus stop"/>
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Improvements would be required to the water recycling centre"/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Amber"/>	<input type="text" value="Development of the site may have an impact upon the nearby SSSI."/>
Historic Environment	<input type="text" value="Green"/>	

Open Space	Green
Transport and Roads	Green
Compatibility with adjoining uses	Green
Local Plan Designation	n/a
Availability Assessment	
Marketing	Unknown
Availability	Immediately
Build Out Rate	7 dwellings per annum
Achievability	The site has planning permission, therefore it is considered to be an achievable site.
Overcoming Constraints	Through the planning permission, the site would have overcome any constraints.
Trajectory of Development	No specific phasing is included within the planning permission
Barriers to Development	No major barriers to the development of the site have been identified.
Conclusion	The site has planning permission for residential development. It is therefore considered to be a suitable and available location for development.

Site Address	<input type="text" value="Land to the west of Heath Road"/>	Parish	<input type="text" value="Hockering"/>
Current Planning Status	<input type="text" value="3PL/2014/0945/O: Outline application for 18 dwellings - PERMISSION"/>		
Site Size	<input type="text" value="1.14"/>	Local Plan Reference	<input type="text" value="LP[044]003"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Lockwood"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="28"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Site is within 800m of a shop, school and bus stop"/>
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Improvements would be required to the water recycling centre"/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	<input type="text" value="Site may have an impact on the nearby SSSI though there would be no impact on European and International environmental designations"/>

Historic Environment	Green
Open Space	Green
Transport and Roads	Green
Compatibility with adjoining uses	Green
Local Plan Designation	
Availability Assessment	
Marketing	Unknown
Availability	Immediately
Build Out Rate	
Achievability	The site has planning permission, therefore it is considered to be an achievable site.
Overcoming Constraints	Through the planning permission, the site would have overcome any constraints.
Trajectory of Development	No phasing was included within the planning application
Barriers to Development	No major barriers to the development of the site have been identified.
Conclusion	
Conclusion	The site has planning permission for residential development. It is therefore considered to be a suitable and available location for development.

Site Address	<input type="text" value="Land off The Street"/>	Parish	<input type="text" value="Hockering"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="15.15"/>	Local Plan Reference	<input type="text" value="LP[044]004"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Atkinson"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="378"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="No access has been identified that would be suitable onto The Street. If access could be created onto The Street we would not object to a smaller allocation of 20-25.. Access may be achievable onto Heath Road with improvements made to footpath network. The Highway Authority would object to a smaller allocation at this site."/>
Accessibility to local services	<input type="text" value="Green"/>	<input type="text" value="Site is within 800m of key services and facilities"/>
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Improvements would be required to the water recycling centre"/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	

Townscape	Green	
Biodiversity and Geodiversity	Green	
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Red	No access has been identified that would be suitable onto The Street. If access could be created onto The Street we would not object to a smaller allocation of 20-25.. Access may be achievable onto Heath Road with improvements made to footpath network. The Highway Authority would object to a smaller allocation at this site.
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	NCC highways have indicated that there is no suitable access to the site. This is a red constraints within the suitability assessment and as such the availability assessment has not been undertaken, The site should be excluded from the HELAA.	

Site Address	<input type="text" value="Land rear of King Halla, Banham Road"/>	Parish	<input type="text" value="Kenninghall"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.1"/>	Local Plan Reference	<input type="text" value="LP[051]001"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Haylett"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="2"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="No clear means of access"/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Site is within 800m of a shop, school and bus stop"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The Breckland District Landscape Character Assessment shows that the site is situated within the Buckenhams Settled Tributary Farmland character area. Development considerations include: Conserving the existing small scale rural road pattern; conserving views to land mark features within the village; seeking to minimise lighting; and ensuring that boundary treatment on settlement edges reflects the surrounding rural character"/>

Townscape	Green	
Biodiversity and Geodiversity	Green	
Historic Environment	Amber	May have impact upon adjoining conservation area
Open Space	Green	
Transport and Roads	Red	No clear access.
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	This site has severe highways constraints in relation to access. There is no clear means of access to the site and as such the site fails the suitability assessment and has been excluded from the HELAA.	

Site Address	<input type="text" value="Land off Powell Close"/>	Parish	<input type="text" value="Kenninghall"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.6"/>	Local Plan Reference	<input type="text" value="LP[051]003"/>
Greenfield/Brownfield	<input type="text" value="Brownfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Breckland DC"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value=""/>		<input type="text" value="15"/>
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Within 800m of 3 services"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The Breckland District Landscape Character Assessment shows that the site is situated within the Buckenhams Settled Tributary Farmland character area. Development considerations include: Conserving the existing small scale rural road pattern; conserving views to land mark features within the village; seeking to minimise lighting; and ensuring that boundary treatment on settlement edges reflects the surrounding rural character."/>

Townscape	Green	
Biodiversity and Geodiversity	Green	
Historic Environment	Amber	May have impact upon adjoining conservation area
Open Space	Green	
Transport and Roads	Amber	Development considerations include conserving the existing small scale rural road pattern
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Immediately	
Build Out Rate	15 dwellings per annum	
Achievability	The site is partially located on brownfield land and remediation measures may be required to overcome any contamination. The site has been promoted through the Local Plan and as such whilst any contamination on the site may impact upon viability, the site is still considered to be viable.	
Overcoming Constraints	The site is located adjacent to the conservation area and may impact upon it. This is not a fundamental constraint to the development of the site, however it will need to be taken into consideration in the design of the scheme. This can be overcome through the planning process.	
Trajectory of Development	No specific phasing requirements	
Barriers to Development	No major barriers to development have been identified	
Conclusion		
Conclusion	The suitability and availability assessments show no major constraint to the development of the site, therefore it should be included within the HELAA.	

Site Address	Land east Street Farm Barn	Parish	Kenninghall
Current Planning Status	No relevant planning history		
Site Size	0.25	Local Plan Reference	LP[051]004
Greenfield/Brownfield	Greenfield	Proposed Use	Residential
Ownership	Nichols		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential			6
Density Calculator	Local Service Centre 25dph		

Constraint	Score	Comment
Access to Site	Green	
Accessibility to local services	Amber	Within 800m of 3 services
Utilities Capacity	Green	
Contamination	Green	
Flood Risk	Green	
Market Attractiveness	Green	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	Amber	The Breckland District Landscape Character Assessment shows that the site is situated within the Harling Heathlands character area. Development considerations include: Conserving the rides within parklands and plantations which provide attractive vistas to historic buildings, including those desingated as Historic Parks and Gardens; conserving views to land mark features within the village; maintaining the nucleated character of the few villages, discouraging linear spread along the rural road network; ensuring that any new built development relects the local

		built vernacular; maintain the external fabric appearance and setting of farm buildings and promoting the use of local materials; and exploring opportunities to enhance access for recreation, ensuring this does not conflict with nature conservation objectives.
Townscape	Green	
Biodiversity and Geodiversity	Amber	Natural England commented that the site is close to Kenninghall and Banham Fens SSSI and Quidenham Mere SSSI.
Historic Environment	Amber	May have an impact upon adjoining conservation area
Open Space	Green	
Transport and Roads	Amber	Development considerations include discouraging linear spread along the rural road network
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Within 5 years	Greenfield site
Build Out Rate	6 dwellings per annum	
Achievability	The site has been actively promoted as part of the Local Plan and is therefore considered to be an achievable site.	
Overcoming Constraints	<p>The site is located adjacent to the conservation area and may impact upon it. This is not a fundamental constraint to the development of the site, however it will need to be taken into consideration in the design of the scheme. This can be overcome through the planning process.</p> <p>The site is also in close proximity to Kenninghall and Banham Fens SSSI and Quidenham Mere SSSI. The scheme will need to demonstrate that there is no harm to these sites.</p>	
Trajectory of Development	No specific phasing requirements	
Barriers to Development	No major barriers to the development of the site have been identified.	

Conclusion

The suitability and availability assessments show no major constraint to the development of the site, therefore it should be included within the HELAA.

Site Address	Land south of the Allotment Gardens	Parish	Kenninghall
Current Planning Status	No relevant planning history		
Site Size	0.77	Local Plan Reference	LP[051]005
Greenfield/Brownfield	Greenfield	Proposed Use	Residential
Ownership	Nichols		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential			19
Density Calculator	Local Service Centre 25dph		

Constraint	Score	Comment
Access to Site	Green	
Accessibility to local services	Amber	Within 800m of 3 services
Utilities Capacity	Green	
Contamination	Green	
Flood Risk	Green	
Market Attractiveness	Green	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	Amber	The Breckland District Landscape Character Assessment shows that the site is situated within the Harling Heathlands character area. Development considerations include: Conserving the rides within parklands and plantations which provide attractive vistas to historic buildings, including those desingated as Historic Parks and Gardens; conserving views to land mark features within the village; maintaining the nucleated character of the few villages, discouraging linear spread along the rural road network; ensuring that any new built development relects the local

		built vernacular; maintain the external fabric appearance and setting of farm buildings and promoting the use of local materials; and exploring opportunities to enhance access for recreation, ensuring this does not conflict with nature conservation objectives.
Townscape	Green	
Biodiversity and Geodiversity	Amber	Natural England commented that the site is close to Kenninghall and Banham Fens SSSI and Quidenham Mere SSSI.
Historic Environment	Amber	May impact upon the adjoining conservation area
Open Space	Green	
Transport and Roads	Green	Development considerations include discouraging linear spread along the rural road network
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Within 5 years	Greenfield site
Build Out Rate	10 dwellings per annum	
Achievability	The site has been actively promoted as part of the Local Plan and is therefore considered to be an achievable site.	
Overcoming Constraints	<p>The site is located adjacent to the conservation area and may impact upon it. This is not a fundamental constraint to the development of the site, however it will need to be taken into consideration in the design of the scheme. This can be overcome through the planning process.</p> <p>The site is also in close proximity to Kenninghall and Banham Fens SSSI and Quidenham Mere SSSI. The scheme will need to demonstrate that there is no harm to these sites.</p>	
Trajectory of Development	No specific phasing requirements	
Barriers to Development	No major barriers to the development of the site	
Conclusion	The suitability and availability assessments show no major constraint to the	

development of the site, therefore it should be included within the HELAA.

Site Address	Land north west of Banham Road	Parish	Kenninghall
Current Planning Status	No relevant planning history		
Site Size	1.18	Local Plan Reference	LP[051]006
Greenfield/Brownfield	Greenfield	Proposed Use	Residential
Ownership	Charles		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential			29
Density Calculator	Local Service Centre 25dph		

Constraint	Score	Comment
Access to Site	Amber	Lack of footpaths to access site
Accessibility to local services	Red	Distant from services
Utilities Capacity	Green	
Contamination	Green	
Flood Risk	Green	
Market Attractiveness	Green	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	Amber	The Breckland District Landscape Character Assessment shows that the site is situated within the Harling Heathlands character area. Development considerations include: Conserving the rides within parklands and plantations which provide attractive vistas to historic buildings, including those desingated as Historic Parks and Gardens; conserving views to land mark features within the village; maintaining the nucleated character of the few villages, discouraging linear spread along the rural road network; ensuring that any new built development relects the local

built vernacular; maintain the external fabric appearance and setting of farm buildings and prompting the use of local materials; and exploring opportunities to enhance access for recreation, ensuring this does not conflict with nature conservation objectives

Townscape

Green

Biodiversity and Geodiversity

Amber

May have an impact upon Kenninghall and Banham Fens SSSI and Quidenham Mere SSSI

Historic Environment

Green

Open Space

Green

Transport and Roads

Amber

Lack of footpaths.

Compatibility with adjoining uses

Green

Local Plan Designation

n/a

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

This site is remote from the built extent of Kenninghall and has a red constraint for access to services and facilities. The site has therefore been excluded from the assessment on this basis.

Site Address	<input type="text" value="Land west of Banham Road"/>	Parish	<input type="text" value="Kenninghall"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="1.31"/>	Local Plan Reference	<input type="text" value="LP[051]007"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Charles"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="32"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Lack of footways to access site"/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Within 800m of 3 services"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The Breckland District Landscape Character Assessment shows that the site is situated within the Harling Heathlands character area. Development considerations include: Conserving the rides within parklands and plantations which provide attractive vistas to historic buildings, including those desingated as Historic Parks and Gardens; conserving views to land mark features within the village; maintaining the nucleated character of the few villages, discouraging linear spread along the rural road network; ensuring that any new built development relects the local"/>

built vernacular; maintain the external fabric appearance and setting of farm buildings and promoting the use of local materials; and exploring opportunities to enhance access for recreation, ensuring this does not conflict with nature conservation objectives.

Townscape

Biodiversity and Geodiversity

Historic Environment

Open Space

Transport and Roads

Lack of footways though 10 minutes walk from 3 services

Compatibility with adjoining uses

Local Plan Designation

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

Site Address	Land to the south of Wood Close	Parish	Kenninghall
Current Planning Status	No relevant planning history		
Site Size	3.62	Local Plan Reference	LP[051]008
Greenfield/Brownfield	Greenfield	Proposed Use	Residential
Ownership	Clarke		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential			90
Density Calculator	Local Service Centre 25dph		

Constraint	Score	Comment
Access to Site	Amber	Access appears to be via a private track that would have to be brought up to an adoptable standard in order to be suitable for vehicular traffic
Accessibility to local services	Amber	Within 800m of a school, shop and bus stop
Utilities Capacity	Green	
Contamination	Green	
Flood Risk	Green	
Market Attractiveness	Green	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	Amber	The Breckland District Landscape Character Assessment shows that the site is situated within the Buckenhams Settled Tributary Farmland character area. Development considerations include: Conserving the existing small scale rural road pattern; conserving views to land mark features within the village; seeking to minimise lighting; and ensuring that boundary treatment on settlement edges reflects the surrounding

		rural character.
Townscape	Green	
Biodiversity and Geodiversity	Green	
Historic Environment	Amber	May impact adjoining conservation area
Open Space	Green	
Transport and Roads	Amber	Access via private track though issue could be mitigated. Site within 10 minutes walking distance from 3 services.
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	

Availability Assessment

Marketing	Unknown	
Availability	Within 5 years	Greenfield site
Build Out Rate	25 dwellings per annum	
Achievability	Development of this site would require the use of adjacent land which may impact upon the viability of the scheme. The site has been actively promoted as part of the Local Plan and is therefore considered to be an achievable site.	
Overcoming Constraints	<p>The access to the site is currently via a track and NCC would object to the access. However access can be achieved through the adjacent site which has also been promoted as part of the Local Plan.</p> <p>The site is in close proximity to the conservation area, whilst this is not a fundamental constraint to the development of the site it should be considered as part of the planning application.</p>	
Trajectory of Development	No specific phasing requirements	
Barriers to Development	No major barriers to the development of the site have been identified.	
Conclusion	The suitability and availability assessments show no major constraint to the development of the site, therefore it should be included within the HELAA.	

Site Address	<input type="text" value="Land north of the Butts"/>	Parish	<input type="text" value="Kenninghall"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="3.61"/>	Local Plan Reference	<input type="text" value="LP[051]009"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Clarke"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="90"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Lack of footpaths to access site"/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Within 800m of 3 services"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The Breckland District Landscape Character Assessment shows that the site is situated within the Harling Heathlands character area. Development considerations include: Conserving the rides within parklands and plantations which provide attractive vistas to historic buildings, including those desingated as Historic Parks and Gardens; conserving views to land mark features within the village; maintaining the nucleated character of the few villages, discouraging linear spread along the rural road network; ensuring that any new built development relects the local"/>

built vernacular; maintain the external fabric appearance and setting of farm buildings and promoting the use of local materials; and exploring opportunities to enhance access for recreation, ensuring this does not conflict with nature conservation objectives

Townscape

Biodiversity and Geodiversity

Historic Environment

Open Space

Transport and Roads

Lack of footpaths though within 10 minutes walking distance from 3 services

Compatibility with adjoining uses

Local Plan Designation

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

Whilst safe access to the site can be achieved, the highways authority have indicated that they would object to the development of the site based on the lack of footways making the site an unsustainable location. This is a red constraints within the suitability assessment and as such the availability assessment has not been undertaken and the site should be excluded from the HELAA.

Site Address	Land west of Lopham Road	Parish	Kenninghall
Current Planning Status	3PL/2010/0656/F - Proposed Biomass Plant - REFUSED		
Site Size	1.98	Local Plan Reference	LP[051]010
Greenfield/Brownfield	Greenfield	Proposed Use	Residential
Ownership	Clarke		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential			49
Density Calculator	Local Service Centre 25dph		

Constraint	Score	Comment
Access to Site	Amber	Subject to a safe access and adequate visibility the Highway Authority would not object to this site in being in the local plan
Accessibility to local services	Amber	Within 800m of 3 services
Utilities Capacity	Green	
Contamination	Green	
Flood Risk	Green	
Market Attractiveness	Green	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	Amber	The Breckland District Landscape Character Assessment shows that the site is situated within the Buckenhams Settled Tributary Farmland character area. Development considerations include: Conserving the existing small scale rural road pattern; conserving views to land mark features within the village; seeking to minimise lighting; and ensuring that boundary treatment on settlement edges reflects the surrounding rural character.

Townscape	Green	
Biodiversity and Geodiversity	Green	
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Amber	bject to a safe access and adequate visibility the Highway Authority would not object to this site in being in the local plan
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Within 5 years	Greenfield site
Build Out Rate	25 dwellings per annum	
Achievability	The site has been actively promoted as part of the Local Plan and is therefore considered to be an achievable site.	
Overcoming Constraints	NCC highways have indicated that they would not object to the development of the site, however it might need improvements to the local road network. It is considered that this can be achieved through conditions on any planning application.	
Trajectory of Development	No specific phasing requirements	
Barriers to Development	No major barriers to the development of the site have been identified.	
Conclusion		
Conclusion	The suitability and availability assessments show no major constraint to the development of the site, therefore it should be included within the HELAA.	

Site Address	<input type="text" value="Land adjacent to 10 Church Street"/>	Parish	<input type="text" value="Litcham"/>
Current Planning Status	<input type="text" value="3PL/2013/1111/O - Proposed residential development - REFUSED"/>		
Site Size	<input type="text" value="0.2"/>	Local Plan Reference	<input type="text" value="LP[054]001"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Bailey"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="5"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="Local road network is narrow and inadequate which means that safe access cant be achieved"/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Within 800m of 3 services"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	

Open Space	Green	
Transport and Roads	Amber	Local road network is narrow and inadequate which may affect access although within 10 minutes walking distance of 3 services
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

The availability assessment has not been completed because the site fails the suitability assessment. Due to the lack of access the site has been excluded from the study.

Site Address	<input type="text" value="Land off Wellingham Road and Weasenham Road"/>	Parish	<input type="text" value="Liticham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="1.75"/>	Local Plan Reference	<input type="text" value="LP[054]002"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Breckland DC"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="43"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="The local road network is narrow (there are passing bays) and inadequate (Butt Lane). There is no footway on Wellington Road or Weasenham Road. To provide a footway is likely to be out of scale with the allocation"/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Within 800m of 1 service but distant from 2"/>
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	

Biodiversity and Geodiversity	Green	<p>The local road network is narrow (there are passing bays) and inadequate (Butt Lane). There is no footway on Wellington Road or Weasenham Road. To provide a footway is likely to be out of scale with the allocation. The site is within 10 minutes walking distance of 1 site but distant from 2</p>
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Red	
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	<p>The availability assessment has not been completed because the site fails the suitability assessment. Due to the lack of access the site has been excluded from the study.</p>	

Site Address	<input type="text" value="Lime Kiln Farm, Back Lane"/>	Parish	<input type="text" value="Litcham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.78"/>	Local Plan Reference	<input type="text" value="LP[054]004"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Lawrence"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="19"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="The local road network is narrow and inadequate"/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Within 800m of a shop, bus stop and school"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	
Open Space	<input type="text" value="Green"/>	

Transport and Roads	Red	The local road network is narrow and inadequate although the site is within 10 minutes walking distance of 3 services
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the lack of access the site has been excluded from the study.	

Site Address	<input type="text" value="Land between Pound Lane and Lexham Road"/>	Parish	<input type="text" value="Liticham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="7.28"/>	Local Plan Reference	<input type="text" value="LP[054]005"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Lexham Estate"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="182"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="The local road network is narrow and inadequate"/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Within 800m of 3 services"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Amber"/>	<input type="text" value="Development of the site may have an impact upon the adjoining conservation area and the"/>

		nearby Grade 2 listed building (Litcham Hall)
Open Space	Amber	Development of the site would lead to a loss of allotments along pound lane
Transport and Roads	Amber	The local road network is narrow and inadequate
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the lack of access the site has been excluded from the study.	

Site Address	<input type="text" value="Land to the north of Mattishall Road"/>	Parish	<input type="text" value="Mattishall"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="4.6"/>	Local Plan Reference	<input type="text" value="LP[061]001"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Todd"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="115"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="The road is inadequate for additional traffic and the junction from Mill Street/Church Plain onto Norwich Road has limited visibility and is unsuitable for additional vehicular access"/>
Accessibility to local services	<input type="text" value="Red"/>	<input type="text" value="Distant from services"/>
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The Breckland Settlement Fringe Landscape Assessment shows that the site is situated within an area of moderate/high landscape sensitivity."/>
Townscape	<input type="text" value="Green"/>	

Biodiversity and Geodiversity	Green	
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Red	The road is inadequate for additional traffic and the junction from Mill Street/Church Plain onto Norwich Road has limited visibility and the site is distant from services
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the lack of suitable highways network and the distance of the site from the existing settlement boundary, the site has been excluded from the study.	

Site Address	Land east of South Green	Parish	Mattishall
Current Planning Status	3PL/2011/0376/F - Proposed seasonal caravan site - REFUSED.		
Site Size	0.8	Local Plan Reference	LP[061]002
Greenfield/Brownfield	Greenfield	Proposed Use	Residential
Ownership	Todd		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential			20
Density Calculator	Local Service Centre 25dph		

Constraint	Score	Comment
Access to Site	Red	The road is inadequate for additional traffic and the junction from Mill Street/Church Plain onto Norwich Road has limited visibility and is unsuitable for additional vehicular access
Accessibility to local services	Red	Site is distant from services
Utilities Capacity	Amber	
Contamination	Green	
Flood Risk	Green	
Market Attractiveness	Green	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	Amber	The Breckland Settlement Fringe Landscape Assessment shows that the site is situated within an area of moderate/high landscape sensitivity.
Townscape	Green	

Biodiversity and Geodiversity	Green	
Historic Environment	Green	
Open Space	Amber	Development of the site would result in the loss of an area of designated open space (Golf course)
Transport and Roads	Red	The road is inadequate for additional traffic and the junction from Mill Street/Church Plain onto Norwich Road has limited visibility and is unsuitable for additional vehicular access
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	

Availability Assessment	
Marketing	
Availability	
Build Out Rate	
Achievability	
Overcoming Constraints	
Trajectory of Development	
Barriers to Development	

Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the lack of suitable highways network, the open space designation of the site and the distance of the site from the existing settlement boundary, the site has been excluded from the study.
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Site Address	<input type="text" value="Land at corner of Common Road and South Green"/>	Parish	<input type="text" value="Mattishall"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.1"/>	Local Plan Reference	<input type="text" value="LP[061]003"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Todd"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="2"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="The road is inadequate for additional traffic and the junction from Mill Street/Church Plain onto Norwich Road has limited visibility and is unsuitable for additional vehicular access"/>
Accessibility to local services	<input type="text" value="Red"/>	<input type="text" value="Distant from key services"/>
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The Breckland Settlement Fringe Landscape Assessment shows that the site is situated within an area of moderate/high landscape sensitivity"/>
Townscape	<input type="text" value="Green"/>	

Biodiversity and Geodiversity	Green	
Historic Environment	Green	
Open Space	Amber	Development of the site would result in the loss of an area of designated open space (Golf course)
Transport and Roads	Red	The road is inadequate for additional traffic and the site is distant from key services
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the lack of suitable highways network, the open space designation of the site and the distance of the site from the existing settlement boundary, the site has been excluded from the study.	

Site Address	Land at corner of Norwich Road and Burgh Lane	Parish	Mattishall
Current Planning Status	3PL/2015/0589/O - Residential development of up to 16 dwellings including access with all other matters reserved - application currently being determined		
Site Size	2.15	Local Plan Reference	LP[061]004
Greenfield/Brownfield	Greenfield	Proposed Use	Residential
Ownership	Tesni Properties		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential			53
Density Calculator	Local Service Centre 25dph		

Constraint	Score	Comment
Access to Site	Red	Planning permissions has previously been refused on inadequate access grounds. SHCR 12 Inadequate visibility splays are provided at the junction of the access with the County highway and this would cause danger and inconvenience to users of the adjoining public highway
Accessibility to local services	Red	Distant from services
Utilities Capacity	Amber	
Contamination	Green	
Flood Risk	Green	
Market Attractiveness	Green	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	Amber	The Breckland Settlement Fringe Landscape Assessment shows that the site is situated within an area of moderate/high landscape sensitivity

Townscape	Green	
Biodiversity and Geodiversity	Green	
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Red	SHCR 12 Inadequate visibility splays are provided at the junction of the access with the County highway and this would cause danger and inconvenience to users of the adjoining public highway
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the lack of suitable highways network the site has been excluded from the study.	

Site Address	<input type="text" value="Land west of Burgh Lane"/>	Parish	<input type="text" value="Mattishall"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.8"/>	Local Plan Reference	<input type="text" value="LP[061]006"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Nunn"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="20"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="Not suitable for allocation"/>
Accessibility to local services	<input type="text" value="Red"/>	<input type="text" value="Distant from services"/>
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The Breckland Settlement Fringe Landscape Assessment shows that the site is situated within an area of moderate/high landscape sensitivity."/>
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	

Open Space	Green	
Transport and Roads	Red	Not suitable for allocation
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

The availability assessment has not been completed because the site fails the suitability assessment. Due to the lack of suitable highways network and distance from the existing settlement the site has been excluded from the study.

Site Address	<input type="text" value="Land rear of May House, Dereham Road"/>	Parish	<input type="text" value="Mattishall"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.2"/>	Local Plan Reference	<input type="text" value="LP[061]007"/>
Greenfield/Brownfield	<input type="text" value="Brownfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Nunn"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="5"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="Not suitable for allocation"/>
Accessibility to local services	<input type="text" value="Red"/>	<input type="text" value="Distant from services"/>
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The Breckland Settlement Fringe Landscape Assessment shows that the site is situated within an area of moderate/high landscape sensitivity"/>
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	

Historic Environment	Green	
Open Space	Amber	
Transport and Roads	Red	Not suitable for allocation
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

The availability assessment has not been completed because the site fails the suitability assessment. Due to the lack of suitable highways network and distance from the existing settlement the site has been excluded from the study.

Site Address	<input type="text" value="Glenthrone, 149 Dereham Road"/>	Parish	<input type="text" value="Mattishall"/>
Current Planning Status	<input type="text" value="3PL/2010/1007/F - Erection of detached single storey garage - Permission"/>		
Site Size	<input type="text" value="0.7"/>	Local Plan Reference	<input type="text" value="LP[061]008"/>
Greenfield/Brownfield	<input type="text" value="Brownfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Nunn"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="17"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="Not suitable for allocation"/>
Accessibility to local services	<input type="text" value="Red"/>	<input type="text" value="Distant from services"/>
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The Breckland Settlement Fringe Landscape Assessment shows that the site is situated within an area of moderate/high landscape sensitivity."/>
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	

Open Space	Green	
Transport and Roads	Red	Not suitable for allocation
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the lack of suitable highways network and distance from the existing settlement the site has been excluded from the study.	

Site Address	<input type="text" value="Land adjacent Lyndhurst, 157 Dereham Road"/>	Parish	<input type="text" value="Mattishall"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.7"/>	Local Plan Reference	<input type="text" value="LP[061]009"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Ninn"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="17"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="Not suitable for allocation"/>
Accessibility to local services	<input type="text" value="Red"/>	<input type="text" value="Distant from services"/>
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The Breckland Settlement Fringe Landscape Assessment shows that the site is situated within an area of moderate/high landscape sensitivity"/>
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	

Historic Environment	Green	
Open Space	Green	
Transport and Roads	Red	Not suitable for allocation
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

The availability assessment has not been completed because the site fails the suitability assessment. Due to the lack of suitable highways network and distance from the existing settlement the site has been excluded from the study.

Site Address	<input type="text" value="Land south of Almabrook Farm, Thynnes Lane"/>	Parish	<input type="text" value="Mattishall"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="6.1"/>	Local Plan Reference	<input type="text" value="LP[061]010"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Mattei"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="152"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="Not suitable for allocation. Thynne's Lane is narrow and inadequate requiring significant highway improvements. The local network is inadequate. The Highway Authority would object to this site in being in the local plan."/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Within 800m of key services"/>
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The Breckland Settlement Fringe Landscape Assessment shows that the site is situated within an area of moderate/high landscape sensitivity"/>
Townscape	<input type="text" value="Green"/>	

Biodiversity and Geodiversity	Green	
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Red	Not suitable for allocation. Thynne's Lane is narrow and inadequate requiring significant highway improvements. The local network is inadequate. The Highway Authority would object to this site in being in the local plan.
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the lack of suitable highways network the site has been excluded from the study.	

Site Address	<input type="text" value="Land behind 34-44 South Green"/>	Parish	<input type="text" value="Mattishall"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="1.0"/>	Local Plan Reference	<input type="text" value="LP[061]011"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Edwards"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="25"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="Not suitable for allocation. The road is inadequate for additional traffic and the junction from Mill Street/Church Plain onto Norwich Road has limited visibility and is unsuitable for additional vehicular access"/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Within 800m of key services"/>
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The Breckland Settlement Fringe Landscape Assessment shows that the site is situated within an area of moderate landscape sensitivity"/>
Townscape	<input type="text" value="Green"/>	

Biodiversity and Geodiversity	Green	
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Red	Not suitable for allocation. The road is inadequate for additional traffic and the junction from Mill Street/Church Plain onto Norwich Road has limited visibility and is unsuitable for additional vehicular access
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the lack of suitable highways network the site has been excluded from the study.	

Site Address	Land adjacent to Oaklands Farm, Thynnes Lane	Parish	Mattishall
Current Planning Status	3PL/2015/1138/F - Erection of four detached dwellings, garaging and associated access - REFUSED (primarily on highways grounds).		
Site Size	0.2	Local Plan Reference	LP[061]012
Greenfield/Brownfield	Greenfield	Proposed Use	Residential
Ownership	Booth		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential			5
Density Calculator	Local Service Centre 25dph		

Constraint	Score	Comment
Access to Site	Red	Not suitable for allocation. The road is inadequate for additional traffic and the junction from Mill Street/Church Plain onto Norwich Road has limited visibility and is unsuitable for additional vehicular access
Accessibility to local services	Amber	Within 800m of 3 services
Utilities Capacity	Amber	
Contamination	Green	
Flood Risk	Green	
Market Attractiveness	Green	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	Amber	The Breckland Settlement Fringe Landscape Assessment shows that the site is situated within an area of moderate/high landscape sensitivity
Townscape	Green	

Biodiversity and Geodiversity	Green	
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Red	Not suitable for allocation. The road is inadequate for additional traffic and the junction from Mill Street/Church Plain onto Norwich Road has limited visibility and is unsuitable for additional vehicular access
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the lack of suitable highways network the site has been excluded from the study.	

Site Address	<input type="text" value="Land north of Rayners Farm, Dereham Road"/>	Parish	<input type="text" value="Mattishall"/>
Current Planning Status	<input type="text" value="3PL/2014/1067/F - Residential development for 4 dwellings."/>		
Site Size	<input type="text" value="0.6"/>	Local Plan Reference	<input type="text" value="LP[061]013"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Motts"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="15"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Subject to a safe access and adequate visibility, the Highway Authority would not object if this site were identified as a strategic housing site"/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Within 800m of 2 services but distant from 1"/>
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The Breckland Settlement Fringe Landscape Assessment shows that the site is situated within an area of moderate/high landscape sensitivity"/>
Townscape	<input type="text" value="Green"/>	

Biodiversity and Geodiversity	Green	Subject to a safe access and adequate visibility, the Highway Authority would not object if this site were identified as a strategic housing site
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Amber	
Compatibility with adjoining uses	Green	
Local Plan Designation		
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the planning permission on the western part of the site the site has been excluded from the study.	

Site Address	Land adjacent to The Cottage, South Green	Parish	Mattishall
Current Planning Status	No relevant planning history		
Site Size	0.87	Local Plan Reference	LP[061]014
Greenfield/Brownfield	Greenfield	Proposed Use	Residential
Ownership	Watts		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential			21
Density Calculator	Local Service Centre 25dph		

Constraint	Score	Comment
Access to Site	Green	
Accessibility to local services	Red	Distant from services and facilities
Utilities Capacity	Amber	
Contamination	Green	
Flood Risk	Green	
Market Attractiveness	Green	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	Amber	The Breckland Settlement Fringe Landscape Assessment shows that the site is situated within an area of moderate/high landscape sensitivity
Townscape	Green	
Biodiversity and Geodiversity	Green	

Historic Environment	Amber	May impact nearby Grade II listed building (Mattishall Hall)
Open Space	Green	
Transport and Roads	Red	The junction of Church Plain/Norwich Road is too poor to support further development in this location
Compatibility with adjoining uses	Green	
Local Plan Designation		
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the lack of suitable highways network & the distance of the site from key services, the site has been excluded from the study.	

Site Address	Malthouse Buildings, Norwich Road	Parish	Mattishall
Current Planning Status	No relevant planning history		
Site Size	0.16	Local Plan Reference	LP[061]015
Greenfield/Brownfield	Brownfield	Proposed Use	Residential
Ownership	Hansford		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential			4
Density Calculator	Local Service Centre 25dph		

Constraint	Score	Comment
Access to Site	Amber	Subject to a safe access and adequate visibility, the Highway Authority would not object if this site were identified as a strategic housing site
Accessibility to local services	Amber	Within 800m of 3 services
Utilities Capacity	Amber	
Contamination	Green	
Flood Risk	Green	
Market Attractiveness	Green	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	Amber	The Breckland Settlement Fringe Landscape Assessment shows that the site is situated within an area of moderate landscape sensitivity
Townscape	Green	
Biodiversity and Geodiversity	Green	

Historic Environment	Amber	Development of the site may have an impact upon the nearby listed building, most noticeably the Grade 1 Listed Church of All Saints. The site is situated within the conservation area and may have an impact upon character and appearance.
Open Space	Green	
Transport and Roads	Amber	Subject to a safe access and adequate visibility, the Highway Authority would not object if this site were identified as a strategic housing site
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the potential impact upon the historic environment this site has been excluded from the study.	

Site Address	Poplar Farm and adjacent land	Parish	Mattishall
Current Planning Status	3PL/2016/0395/O - 23 dwellings - currently being determined		
Site Size	2.9	Local Plan Reference	LP[061]016
Greenfield/Brownfield	Greenfield	Proposed Use	Residential
Ownership	Bales		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential			72
Density Calculator	Local Service Centre 25dph		

Constraint	Score	Comment
Access to Site	Red	Not suitable for allocation.The road is inadequate for additional traffic and the junction from Mill Street/Church Plain onto Norwich Road has limited visibility and is unsuitable for additional vehicular access
Accessibility to local services	Amber	Within 800m of 3 services
Utilities Capacity	Amber	
Contamination	Green	
Flood Risk	Green	
Market Attractiveness	Green	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	Amber	The Breckland Settlement Fringe Landscape Assessment shows that the site is situated within an area of moderate/high landscape sensitivity
Townscape	Green	

Biodiversity and Geodiversity	Green	
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Red	Not suitable for allocation. The road is inadequate for additional traffic and the junction from Mill Street/Church Plain onto Norwich Road has limited visibility and is unsuitable for additional vehicular access
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the lack of suitable highways network the site has been excluded from the study.	

Site Address	Land adjacent to the Enterprise Centre	Parish	Mattishall
Current Planning Status	No relecant planning history		
Site Size	2.96	Local Plan Reference	LP[061]017
Greenfield/Brownfield	Greenfield	Proposed Use	Residential
Ownership	Bales		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential			74
Density Calculator	Local Service Centre 25dph		

Constraint	Score	Comment
Access to Site	Amber	Not suitable for allocation. The road is inadequate for additional traffic and the junction from Mill Street/Church Plain onto Norwich Road has limited visibility and is unsuitable for additional vehicular access.
Accessibility to local services	Red	Distant from key services
Utilities Capacity	Amber	
Contamination	Green	
Flood Risk	Green	
Market Attractiveness	Green	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	Amber	The Breckland Settlement Fringe Landscape Assessment shows that the site is situated within an area of moderate landscape sensitivity
Townscape	Green	

Biodiversity and Geodiversity	Green	
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Amber	Not suitable for allocation. The road is inadequate for additional traffic and the junction from Mill Street/Church Plain onto Norwich Road has limited visibility and is unsuitable for additional vehicular access
Compatibility with adjoining uses	Green	
Local Plan Designation		
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the lack of suitable highways network the site has been excluded from the study.	

Site Address	Land adjacent to Poppyland	Parish	Mattishall
Current Planning Status	No relevant planning history		
Site Size	0.11	Local Plan Reference	LP[061]018
Greenfield/Brownfield	Greenfield	Proposed Use	Residential
Ownership	Todd		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential			2
Density Calculator	Local Service Centre 25dph		

Constraint	Score	Comment
Access to Site	Red	Not suitable for allocation. The road is inadequate for additional traffic and the junction from Mill Street/Church Plain onto Norwich Road has limited visibility and is unsuitable for additional vehicular access
Accessibility to local services	Red	Distant from services
Utilities Capacity	Amber	
Contamination	Green	
Flood Risk	Green	
Market Attractiveness	Green	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	Green	The Breckland Settlement Fringe Landscape Assessment shows that the site is situated within an area of moderate landscape sensitivity
Townscape	Amber	

Biodiversity and Geodiversity	Green	
Historic Environment	Green	
Open Space	Amber	Development of the site would result in a loss of designated open space (Golf course)
Transport and Roads	Red	Not suitable for allocation. The road is inadequate for additional traffic and the junction from Mill Street/Church Plain onto Norwich Road has limited visibility and is unsuitable for additional vehicular access
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the lack of suitable highways network the site has been excluded from the study.	

Site Address	Land west of Rayner's Farm	Parish	Mattishall
Current Planning Status	3PL/2015/0498/O - Development of 65 dwellings - currently being determined		
Site Size	3.81	Local Plan Reference	LP[061]019
Greenfield/Brownfield	Greenfield	Proposed Use	Residential
Ownership	Gladman		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential			95
Density Calculator	Local Service Centre 25dph		

Constraint	Score	Comment
Access to Site	Amber	Subject to a safe access and adequate visibility, the Highway Authority would not object if this site were identified as a strategic housing site
Accessibility to local services	Amber	Within 800m of 2 services though distant from 1
Utilities Capacity	Amber	
Contamination	Green	
Flood Risk	Amber	
Market Attractiveness	Green	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	Amber	The Breckland Settlement Fringe Landscape Assessment shows that the site is situated within an area of moderate/high landscape sensitivity
Townscape	Green	
Biodiversity and Geodiversity	Green	

Historic Environment	Green	
Open Space	Green	
Transport and Roads	Amber	Subject to a safe access and adequate visibility, the Highway Authority would not object if this site were identified as a strategic housing site
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing		
Availability	Immediately	The site is currently subject to a planning application 3PL/2015/0498/O
Build Out Rate	25 dwellings per annum	
Achievability	This site has a pending planning application and therefore it is considered to be achievable and viable.	
Overcoming Constraints	1 in 100 year and 1 in 1000 year surface water flooding covers approximately 50% of the site.	
Trajectory of Development	n/a	
Barriers to Development	Subject to surface water flooding being overcome it is believed that the site has no further barriers to development.	
Conclusion		
The site is subject to a planning application that is currently pending it is therefore considered that the site is available. Subject to overcoming surface water flooding issues it is considered that the site is deliverable.		

Site Address	Land north of Thynnes Lane (east)	Parish	Mattishall
Current Planning Status	No relevant planning history		
Site Size	1.11	Local Plan Reference	LP[061]020
Greenfield/Brownfield	Greenfield	Proposed Use	Residential
Ownership	Hill		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential			27
Density Calculator	Local Service Centre 25dph		

Constraint	Score	Comment
Access to Site	Red	Not suitable for allocation. The road is inadequate for additional traffic and the junction from Mill Street/Church Plain onto Norwich Road has limited visibility and is unsuitable for additional vehicular access.
Accessibility to local services	Amber	Within 800m of 2 services but distant from 1
Utilities Capacity	Amber	
Contamination	Green	
Flood Risk	Green	
Market Attractiveness	Green	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	Amber	The Breckland Settlement Fringe Landscape Assessment shows that the site is situated within an area of moderate/high landscape sensitivity
Townscape	Green	

Biodiversity and Geodiversity	Green	
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Red	Not suitable for allocation. The road is inadequate for additional traffic and the junction from Mill Street/Church Plain onto Norwich Road has limited visibility and is unsuitable for additional vehicular access.
Compatibility with adjoining uses	Green	
Local Plan Designation		
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the lack of suitable highways network the site has been excluded from the study.	

Site Address	<input type="text" value="Land north of Thynnes Land (west)"/>	Parish	<input type="text" value="Mattishall"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="6.37"/>	Local Plan Reference	<input type="text" value="LP[061]021"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Warrington"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="159"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="Not suitable for allocation. Thynne's Lane is narrow and inadequate requiring significant highway improvements. The local network is inadequate. The Highway Authority would object to this site in being in the local plan."/>
Accessibility to local services	<input type="text" value="Green"/>	
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The Breckland Settlement Fringe Landscape Assessment shows that the site is situated within an area of moderate/high landscape sensitivity"/>
Townscape	<input type="text" value="Green"/>	

Biodiversity and Geodiversity	Green	
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Red	Not suitable for allocation. Thynne's Lane is narrow and inadequate requiring significant highway improvements. The local network is inadequate. The Highway Authority would object to this site in being in the local plan.
Compatibility with adjoining uses	Green	
Local Plan Designation		
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion		The availability assessment has not been completed because the site fails the suitability assessment. Due to the lack of suitable highways network the site has been excluded from the study.

Site Address	<input type="text" value="Land off Rayners Way"/>	Parish	<input type="text" value="Mattishall"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.27"/>	Local Plan Reference	<input type="text" value="LP[061]022"/>
Greenfield/Brownfield		Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Loake"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="6"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Subject to a safe access and adequate visibility the Highway Authority would not object to this site in being in the local plan"/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Within 800m of 2 services but distant from 1"/>
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The Breckland Settlement Fringe Landscape Assessment shows that the site is situated within an area of moderate/high landscape sensitivity"/>
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	

Historic Environment	Green	
Open Space	Green	
Transport and Roads	Amber	Subject to a safe access and adequate visibility the Highway Authority would not object to this site in being in the local plan
Compatibility with adjoining uses	Green	
Local Plan Designation		
Availability Assessment		
Marketing	Unknown	
Availability	Immediately	Greenfield site on the edge of the settlement boundary.
Build Out Rate	Expected that the site could be developed within the first year.	
Achievability	The site has been submitted as a land representation in the Local Plan and is therefore considered to be achievable. Due to the site being a greenfield site and being situated within close proximity to the settlement boundary it is considered that the site is also viable.	
Overcoming Constraints	No known constraints	
Trajectory of Development	n/a	
Barriers to Development	No know barriers to development.	
Conclusion	The site is considered to be suitable and achievable.	

Site Address	<input type="text" value="Land off Rayners Way"/>	Parish	<input type="text" value="Mattishall"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="1.93"/>	Local Plan Reference	<input type="text" value="LP[061]023"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Pettifer"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="48"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="Not suitable for allocation. No suitable access identified. The Highway Authority would object to this site in being in the local plan"/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Within 800m of 3 services"/>
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The Breckland Settlement Fringe Landscape Assessment shows that the site is situated within an area of moderate/high landscape sensitivity"/>
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	

Historic Environment	Green	
Open Space	Green	
Transport and Roads	Amber	Within 10 minutes walking distance from 3 services
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

The availability assessment has not been completed because the site fails the suitability assessment. Due to the lack of suitable access the site has been excluded from the study.

Site Address	Land north of Occupation Road	Parish	Mattishall
Current Planning Status	No relevant planning history		
Site Size	0.7	Local Plan Reference	LP[061]024
Greenfield/Brownfield	Greenfield	Proposed Use	Residential
Ownership	Clarke		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential			17
Density Calculator	Local Service Centre 25dph		

Constraint	Score	Comment
Access to Site	Green	
Accessibility to local services	Amber	With 800m of 2 services but distant from 1
Utilities Capacity	Amber	
Contamination	Green	
Flood Risk	Red	Flood zone 3a within close proximity to the site. Site is subject to 1 in 30, 1 in 100 and 1 in 1000 year surface water flooding constraints.
Market Attractiveness	Green	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	Amber	The Breckland Settlement Fringe Landscape Assessment shows that the site is situated within an area of moderate landscape sensitivity
Townscape	Green	
Biodiversity and Geodiversity	Green	

Historic Environment	Amber	Development of the site may have an impact upon the nearby grade 2 listed building (Rookery Farmhouse)
Open Space	Green	
Transport and Roads	Green	
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

The availability assessment has not been completed because the site fails the suitability assessment. Due to the amount of surface water flooding the site has been excluded from the study.

Site Address	<input type="text" value="land south of Dereham Road"/>	Parish	<input type="text" value="Mattishall"/>
Current Planning Status	<input type="text" value="3PL/2014/1067/F - Residential development - PERMISSION (northern part of the site)"/>		
Site Size	<input type="text" value="0.71"/>	Local Plan Reference	<input type="text" value="LP[061]025"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Motts"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="17"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Subject to a safe access and adequate visibility the Highway Authority would not object to this site in being in the local plan"/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Within 800m of 2 sites but distant from 1"/>
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The Breckland Settlement Fringe Landscape Assessment shows that the site is situated within an area of moderate/high landscape sensitivity"/>
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	

Historic Environment	Green	
Open Space	Green	
Transport and Roads	Amber	Within 800m of 2 sites but distant from 1
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing		
Availability	Immediately	The site is greenfield land on the edge of the settlement boundary.
Build Out Rate		
Achievability	The northern part of the site is subject to planning permission and the site has also been submitted as a land representation through the Local Plan indicating that the site is achievable. Due to the site's proximity of the site	
Overcoming Constraints	There are no known constraints regarding the site.	
Trajectory of Development	n/a	
Barriers to Development	There are no known barriers to development regarding the site.	
Conclusion		
Conclusion	The site is considered to be suitable and achievable.	

Site Address	<input type="text" value="Land west of Mill Street"/>	Parish	<input type="text" value="Mattishall"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="1.19"/>	Local Plan Reference	<input type="text" value="LP[061]026"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Hill"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="29"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="Not suitable for allocation. No suitable access identified. The Highway Authority would object to this site in being in the local plan"/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Within 800m of 2 services and distant from 1 service"/>
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The Breckland Settlement Fringe Landscape Assessment shows that the site is situated within an area of moderate/high landscape sensitivity"/>
Townscape	<input type="text" value="Green"/>	

Biodiversity and Geodiversity	Green	
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Red	Access unsuitable. Within 10 minutes walking distance of 2 services
Compatibility with adjoining uses	Green	
Local Plan Designation		
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the lack of suitable highways network the site has been excluded from the study.	

Site Address	<input type="text" value="Land to the north of Meadow Road"/>	Parish	<input type="text" value="Narborough"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="3.5"/>	Local Plan Reference	<input type="text" value="LP[065]001"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="St Lawrence"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="87"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="NCC highways have indicated that the site has severe highways constraints"/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Closely related to a school though distant from a doctors surgery and public house"/>
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Improvements to the water recycling centre would be required."/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Amber"/>	<input type="text" value="The majority of the site is within flood zone 1. The rearboundary of the site is within flood zone 2"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The site is included within the Narborough Farmland and Plantation character area by the settlement fringe landscape character assessment"/>
Townscape	<input type="text" value="Green"/>	

Biodiversity and Geodiversity	Green	
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Red	NCC highways have indicated that the site is not suitable for allocation as Meadow Road is unsuitable to cater for additional dwellings by reason of its restricted width and lack of pedestrian provision. The Highway Authority would object to this site as a strategic allocation
Compatibility with adjoining uses	Green	
Local Plan Designation		
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the lack of access the site has been excluded from the study.	

Site Address	Land to the north of Old Vicarage Park	Parish	Narborough
Current Planning Status	No relevant planning history		
Site Size	0.6	Local Plan Reference	LP[065]002
Greenfield/Brownfield	Greenfield	Proposed Use	Residential
Ownership	St Lawrence		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential			15
Density Calculator	Local Service Centre 25dph		

Constraint	Score	Comment
Access to Site	Red	No clear means of access
Accessibility to local services	Amber	Within 800m of a primary school however, due to the existing road networking, the site is around 1.5km away from a public house and doctors surgery
Utilities Capacity	Amber	Improvements to the water recycling centre would be required.
Contamination	Green	
Flood Risk	Green	
Market Attractiveness	Green	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	Amber	The site is located within the Narborough Farmland and Plantation character area which has been assessed through the settlement fringe landscape character assessment as having a moderate sensitivity to change. The assessment notes that there are filtered views from the north across to this site

Townscape

Biodiversity and Geodiversity

Historic Environment

The site adjoins the Narborough conservation area. It is also closely related to the Church of All Saints which is grade I listed

Open Space

Transport and Roads

The existing site creates further difference

Compatibility with adjoining uses

Local Plan Designation

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

The availability assessment has not been completed because the site fails the suitability assessment. Due to the lack of access the site has been excluded from the study.

Site Address	<input type="text" value="Land off Meadow Road, adjacent Old Vicarage Park"/>	Parish	<input type="text" value="Narborough"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.4"/>	Local Plan Reference	<input type="text" value="LP[065]003"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Nairn"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="10"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="NCC highways have indicated that the site has severe highways constraints"/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Closely related to a primary school"/>
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Upgrades to the water recycling centre would be required."/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The settlement fringe landscape character assessment includes this site within the Narborough Farmland and Plantation which has a moderate sensitivity to change"/>
Townscape	<input type="text" value="Green"/>	

Biodiversity and Geodiversity	Green	
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Amber	NCC highways have indicated that Meadow Road is unsuitable to cater for additional dwellings by reason of its restricted width and lack of pedestrian provision
Compatibility with adjoining uses	Green	
Local Plan Designation		
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the lack of access the site has been excluded from the study.	

Site Address	<input type="text" value="Land to the south of the A47"/>	Parish	<input type="text" value="Narborough"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="3.7"/>	Local Plan Reference	<input type="text" value="LP[065]004"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="St Lawrence"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="92"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="NCC highways have indicated that this site has severe highways constraints"/>
Accessibility to local services	<input type="text" value="Red"/>	<input type="text" value="Distant from services"/>
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Upgrades to the water recycling centre would be required."/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	<input type="text" value="The settlement fringe landscape character assessment includes this site within the Narborough Farmland and Plantation character area which has a moderate sensitivity to change"/>
Townscape	<input type="text" value="Amber"/>	

Biodiversity and Geodiversity	Green	
Historic Environment	Amber	There are no environmental designations within close proximity. There is a TPO woodland to the north of the site
Open Space	Green	
Transport and Roads	Red	NCC highways have indicated that this site has severe highways constraints
Compatibility with adjoining uses	Amber	The site borders the A47, noise attenuation measures are likely to be required
Local Plan Designation		
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the lack of access the site has been excluded from the study.	

Site Address	<input type="text" value="Land to the south of Meadow Road"/>	Parish	<input type="text" value="Narborough"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="5.0"/>	Local Plan Reference	<input type="text" value="LP[065]005"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Queen Square Farming"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="125"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="NCC highways have stated that the access to the site is not suitable"/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Closely related to a primary school"/>
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Improvements to the water recycling centre are required."/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The settlement fringe landscape character assessment includes this site within the Narborough Farmland and Plantation character area which has a moderate sensitivity to change"/>
Townscape	<input type="text" value="Green"/>	

Biodiversity and Geodiversity	Green	
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Red	Meadow Road is unsuitable to cater for additional dwellings by reason of its restricted width and lack of pedestrian provision
Compatibility with adjoining uses	Amber	Impact upon amenity is likely to be mitigated through the planning application
Local Plan Designation		
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the lack of access the site has been excluded from the study.	

Site Address	<input type="text" value="Land to the south of Swaffham Road"/>	Parish	<input type="text" value="Narborough"/>
Current Planning Status	<input type="text" value="No relevent planning history"/>		
Site Size	<input type="text" value="9.3"/>	Local Plan Reference	<input type="text" value="LP[065]006"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Queen Square Farming"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="232"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="NCC highways have indicated that there are severe highways constraints associated with the site"/>
Accessibility to local services	<input type="text" value="Red"/>	<input type="text" value="Distant from services"/>
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Improvements to the water recycling centre are required."/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	<input type="text" value="The settlement fringe landscape character assessment includes this site within the Narborough Farmland and Plantation character area which has a moderate sensivity to change"/>
Townscape	<input type="text" value="Amber"/>	

Biodiversity and Geodiversity	Green	
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Red	NCC highways have indicated that there are severe highways constraints associated with the site
Compatibility with adjoining uses	Green	
Local Plan Designation		
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the lack of access the site has been excluded from the study.	

Site Address	<input type="text" value="Land to the north of Swaffham Road"/>	Parish	<input type="text" value="Narborough"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.7"/>	Local Plan Reference	<input type="text" value="LP[065]007"/>
Greenfield/Brownfield	<input type="text" value="Brownfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Norton"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="17"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="Recent highways comments have indicated that there is highways constraints"/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="The site is distant from key services"/>
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Upgrades would be required to the water recycling centre."/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The settlement fringe landscape character assessment includes this site within the Narborough Farmland and Plantation character area which has a moderate sensitivity to change. There are no environmental designations within close proximity of the site. There is a TPO woodland to the north west of the site."/>

Townscape	Green	
Biodiversity and Geodiversity	Amber	There are no environmental designations within close proximity of the site. There is a TPO woodland to the north west of the site
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Red	NCC highways have indicated that there are severe highways constraints associated with the site
Compatibility with adjoining uses	Green	
Local Plan Designation		
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the lack of access the site has been excluded from the study.	

Site Address	<input type="text" value="Land to the south of Chalk Lane"/>	Parish	<input type="text" value="Narborough"/>
Current Planning Status	<input type="text" value="3PL/2015/1180/O - planning application currently being determined for 40 dwellings,"/>		
Site Size	<input type="text" value="1.71"/>	Local Plan Reference	<input type="text" value="LP[065]008"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Knights"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="42"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Road widening and new pedestrian footways will be required along Chalk Lane"/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="The site is opposite the community centre and playing fields. The school is located within 900m of the site"/>
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Upgrades to the water recycling centre would be required."/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The settlement fringe landscape character assessment includes this site within the Narborough Farmland and Plantation character area which has a moderate sensitivity to change"/>
Townscape	<input type="text" value="Green"/>	

Biodiversity and Geodiversity	Amber	The Railway Embankment SSSI is located 300m to the south of the site
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Amber	Road widening and new pedestrian footways will be required along Chalk Lane
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Immediately	Site is currently the subject of a planning application
Build Out Rate	20 dwellings per annum	
Achievability	This is a greenfield site. No major constraints to the achievability (viability) have been identified through the assessment	
Overcoming Constraints	<p>NCC highways have indicated that improvements would be required to Chalk Lane through road widening and new pedestrian footways. It is considered that this can be secured via conditions on the planning application.</p> <p>The site is adjacent to the Railway Embankment SSSI. This may constrain the site area, however it is not considered to be a fundamental constraint.</p> <p>Upgrades are required to the water recycling centre within Narborough to accommodate further growth. The WCS does not indicate this as a constraint to development.</p>	
Trajectory of Development	The development may require phasing in order to accommodate upgrades to the water recycling centre.	
Barriers to Development	No major barriers to the development of the site have been identified	
Conclusion	Through the suitability and availability assessment no major constraints to the development have been noted that cannot be overcome. It is considered that the site should be included within the HELAA.	

Site Address	Land to the east of Chalk Lane	Parish	Narborough
Current Planning Status	3PL/2015/1192/O - planning application for A1 shops, a food and drink establishment and a hot food takeaway		
Site Size	0.98	Local Plan Reference	LP[065]009
Greenfield/Brownfield	Greenfield	Proposed Use	Retail
Ownership	Knights		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential			24
Density Calculator	Local Service Centre 25dph		

Constraint	Score	Comment
Access to Site	Green	
Accessibility to local services	Amber	Within 800m of 3 services. Adjacent social/sports club
Utilities Capacity	Amber	
Contamination	Green	
Flood Risk	Green	
Market Attractiveness	Green	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	Amber	Within Swaffham Heath
Townscape	Green	
Biodiversity and Geodiversity	Amber	Within 30m of a TPO. The Railway Embankment SSSI is located 300m
Historic Environment	Green	

Open Space	Green	
Transport and Roads	Green	
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Within 5 years	Site is greenfield arable land
Build Out Rate	n/a	
Achievability	The site is the subject of a planning application and as such is considered to be achievable.	
Overcoming Constraints	NCC highways have indicated that improvements would be required to Chalk Lane through road widening and new pedestrian footways. It is considered that this can be secured via conditions on the planning application.	
Trajectory of Development	No specific phasing requirements.	
Barriers to Development	No major barriers to the development of the site have been identified through the application.	
Conclusion	No major constraints to the development of the site have been identified through the assessment. It is proposed to include this site for retail development within the HELAA.	

Site Address	<input type="text" value="Land to the west of Old Vicarage Park"/>	Parish	<input type="text" value="Narborough"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.84"/>	Local Plan Reference	<input type="text" value="LP[065]010"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="St Lawrence"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="21"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="Site does not have clear access"/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Within 300m of a primary school"/>
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Upgrades would be required to the water recycling centre"/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The settlement fringe landscape character assessment includes this site within the Narborough Farmland and Plantation character area which has a moderate sensitivity to change"/>
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	

Historic Environment	Green	
Open Space	Green	
Transport and Roads	Green	
Compatibility with adjoining uses	Amber	Impact upon amenity is likely to be mitigated through the planning application
Local Plan Designation		
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the lack of access the site has been excluded from the study.	

Site Address	<input type="text" value="Land at Ivy Todd"/>	Parish	<input type="text" value="Necton"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.2"/>	Local Plan Reference	<input type="text" value="LP[067]001"/>
Greenfield/Brownfield	<input type="text" value="Brownfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Matthews"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="5"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="NCC highways have indicated that the site has severe highways constraints"/>
Accessibility to local services	<input type="text" value="Red"/>	<input type="text" value="Services are more than 800m away from the site"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The settlement fringe landscape character assessment has included this site within the Holme Hale Small Scale Tributary Farmland which has a moderate to high sensitivity to change. There are open views across farmland in this area"/>
Townscape	<input type="text" value="Green"/>	

Biodiversity and Geodiversity	Green	
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Amber	NCC highways have indicated that the site has severe highways constraints
Compatibility with adjoining uses	Green	Any impact on amenity is likely to be mitigated through the planning applications
Local Plan Designation	n/a	
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the lack of access the site has been excluded from the study.	

Site Address	<input type="text" value="Land at Town Green Farm"/>	Parish	<input type="text" value="Necton"/>
Current Planning Status	<input type="text" value="3PL/2014/0590/O - Planning Permission for 4 dwellings"/>		
Site Size	<input type="text" value="0.5"/>	Local Plan Reference	<input type="text" value="LP[067]002"/>
Greenfield/Brownfield	<input type="text" value="Brownfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Thompson"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="12"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	
Accessibility to local services	<input type="text" value="Green"/>	
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Amber"/>	<input type="text" value="Part of the site is subject to 1 in 100 and 1 in 1000 year surface water flooding."/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	

Open Space	Green	
Transport and Roads	Green	
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Immediately	Site is currently subject to outline planning permission and it is therefore considered that the site is available.
Build Out Rate	12 per annum	
Achievability	Site is currently subject to outline planning permission and it is therefore considered that the site is achievable and viable.	
Overcoming Constraints	Part of the site is subject to surface water flooding, this would have to be mitigated against in the design phase of the scheme and may result in a reduction of the number of dwellings on the site.	
Trajectory of Development	No specific phasing requirements.	
Barriers to Development	No known barriers to development have been highlighted through this assessment; however constraints would have to be overcome before the site could come forward.	
Conclusion	No major constraints to the development of the site have been identified through the assessment. It is proposed to include this site for residential development within the HELAA.	

Site Address	<input type="text" value="Land off Brackenwoods"/>	Parish	<input type="text" value="Necton"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.6"/>	Local Plan Reference	<input type="text" value="LP[067]003"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Williamson"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value=""/>		<input type="text" value="15"/>
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	
Accessibility to local services	<input type="text" value="Green"/>	<input type="text" value="The site is located within 600m of the primary school. It is well located for the doctors surgery, shop and pub"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Amber"/>	<input type="text" value="Part of the site is subject to 1 in 100 and 1 in 1000 year surface water flooding."/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The settlement fringe landscape character assessment has included this site within the Holme Hale Small Scale Tributary Farmland which has a moderate to high sensitivity to change."/> <input type="text" value="There is an open edge to development in this area at the moment"/>

Townscape	Green	
Biodiversity and Geodiversity	Amber	Whilst there are no environmental designations within close proximity of the site, there are a number of TPO trees on the site
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Green	
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Within 5 years	
Build Out Rate	15 per annum	
Achievability	The site has been submitted through the Local Plan and is therefore considered to be achievable and viable.	
Overcoming Constraints	Part of the site is subject to surface water flooding, this would have to be mitigated against in the design phase of the scheme and may result in a reduction of the number of dwellings on the site.	
Trajectory of Development	No specific phasing requirements.	
Barriers to Development	No known barriers to development have been highlighted through this assessment; however constraints would have to be overcome before the site could come forward.	
Conclusion		
Conclusion	No major constraints to the development of the site have been identified through the assessment. It is proposed to include this site for residential development within the HELAA.	

Site Address	<input type="text" value="Land to the north of School Road"/>	Parish	<input type="text" value="Necton"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.3"/>	Local Plan Reference	<input type="text" value="LP[067]004"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Diocese of Norwich"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="7"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	
Accessibility to local services	<input type="text" value="Green"/>	<input type="text" value="The site is adjacent to the primary school. It is a centrally located site within Necton and has good access to all of the services and facilities"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Red"/>	<input type="text" value="The majority of the site is located within flood zone 1. The eastern edge of the site is within flood zone 2. The entire site is subject to 1 in 100 and 1 in 1000 year surface water flooding."/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Amber"/>	<input type="text" value="The settlement fringe landscape character assessment includes this site within the Sparham Hall Open Tributary Farmland character area"/>

which has a moderate sensitivity to change

Biodiversity and Geodiversity

Green

Historic Environment

Amber

The site borders the conservation area, it is also closely related to the church

Open Space

Green

Transport and Roads

Green

Compatibility with adjoining uses

Green

Local Plan Designation

n/a

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

Due to the level of surface water flooding on the site it is considered that this is a red score. Therefore, the site has failed the suitability assessment and an availability assessment has not be carried out. The site has been excluded from the HELAA.

Site Address	<input type="text" value="Land to the east of Brackenwoods"/>	Parish	<input type="text" value="Necton"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="4.8"/>	Local Plan Reference	<input type="text" value="LP[067]005"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="King Family"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="120"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	
Accessibility to local services	<input type="text" value="Green"/>	
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Amber"/>	<input type="text" value="Part of the site is subject to 1 in 100 and 1 in 1000 year surface water flooding."/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The settlement fringe landscape character assessment includes this site within the Holme Hale Small Scale Tributary Farmland character area which has a moderate to high sensitivity to change. There is currently an open edge to the settlement in this area"/>
Townscape	<input type="text" value="Green"/>	

Biodiversity and Geodiversity	Green	
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Green	
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Within 5 years	The site has been submitted through the Local Plan and is therefore considered to be available.
Build Out Rate	25 per annum	
Achievability	The site has been submitted through the Local Plan process and is situated upon greenfield land on the edge of the settlement and is therefore considered to be achievable and viable.	
Overcoming Constraints	Approx 30% of the site is subject to 1 in 100 and 1 in 1000 year surface water flooding. This would need to be mitigated against in order for the site to come forward.	
Trajectory of Development	No specific phasing requirements.	
Barriers to Development	No known barriers to development; however, constraints would need to be overcome in order for the site to come forward.	
Conclusion	No major constraints to the development of the site have been identified through the assessment. It is proposed to include this site for residential development within the HELAA.	

Site Address	<input type="text" value="Land off Hale Road"/>	Parish	<input type="text" value="Necton"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="1.47"/>	Local Plan Reference	<input type="text" value="LP[067]007"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Bell"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="36"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Relatively good access to the services and facilities within the village, however it is approximately 1km from the primary school"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Red"/>	<input type="text" value="The majority of the site is located within flood zone 1. There is an area of flood zone 2 land on the site. The majority of the site is subject to 1 in 100 and 1 in 1000 year surface water flooding."/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The settlement fringe landscape character assessment includes this site within the Holme Hale Small Scale Tributary Farmland character area which has a moderate to high sensitivity to change. The site is located on a key gateway into Necton."/>

Townscape

Biodiversity and Geodiversity

Historic Environment

Open Space

Transport and Roads

Compatibility with adjoining uses

Local Plan Designation

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

Due to the level of surface water flooding on the site it is considered that this is a red score. Therefore, the site has failed the suitability assessment and an availability assessment has not be carried out. The site has been excluded from the HELAA.

Site Address	<input type="text" value="Land off St Andrews Land"/>	Parish	<input type="text" value="Necton"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.97"/>	Local Plan Reference	<input type="text" value="LP[067]008"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Nicalaou"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="24"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="NCC highways have indicated that they have no objection to the site subject to safe access and visibility being achieved"/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="The site is located to the very north of the village, it is approximately 1km from the primary school. It is well related to the village hall and playing fields, however it is distant from the shops and other facilities within the village"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="The majority of the site is on flood zone 1 land, there are some small areas of flood zone 2 land. Site partially subject to 1 in 100 and 1 in 1000 year surface water flooding."/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	<input type="text" value="The settlement fringe landscape character assessment includes this site within the Sparham Hall Open Tributary Farmland which has a"/>

		moderate sensitivity to change. The site is located near a key gateway into Necton
Townscape	Green	
Biodiversity and Geodiversity	Green	
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Amber	NCC highways have indicated that they have no objection to the site subject to safe access and visibility being achieved
Compatibility with adjoining uses	Amber	The site is situated within close proximity to the A47 and noise attenuation mitigation may be required.
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Within 5 years	The site has been submitted through the Local Plan and is therefore considered to be available.
Build Out Rate	24 per annum	
Achievability	The site has been submitted through the Local Plan process and is situated upon greenfield land on the edge of the settlement and is therefore considered to be achievable and viable.	
Overcoming Constraints	Approx 10% of the site is subject to 1 in 100 and 1 in 1000 year surface water flooding. This would need to be mitigated against in order for the site to come forward.	
Trajectory of Development	No specific phasing requirements.	
Barriers to Development	No known barriers to development; however, constraints would need to be overcome in order for the site to come forward.	
Conclusion	No major constraints to the development of the site have been identified through the assessment. It is proposed to include this site for residential development within the HELAA.	

Site Address	<input type="text" value="Land off North Pickenham Road"/>	Parish	<input type="text" value="Necton"/>
Current Planning Status	<input type="text" value="3PL/2016/0963/O - Planning application for 46 dwellings currently being dtermined"/>		
Site Size	<input type="text" value="4.08"/>	Local Plan Reference	<input type="text" value="LP[067]010"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential & Open Space"/>
Ownership	<input type="text" value="Heritage Developments"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="102"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	
Accessibility to local services	<input type="text" value="Green"/>	
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Amber"/>	<input type="text" value="The northern section of the site is within flood zone 1. The southern section of this site includes areas of flood zone 2, 3a and 3b and is also subject to areas of surface water flooding."/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The settlement fringe landscape character assessment includes this site within the Holme Hale Small Scale Tributary Farmland character area which has a moderate to high sensitivity to change. The site is located on a key gateway into Necton"/>

Townscape	Green	
Biodiversity and Geodiversity	Green	
Historic Environment	Amber	
Open Space	Green	
Transport and Roads	Green	
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Immediately	The site is subject to a planning application and it is therefore considered that the site is available.
Build Out Rate	25 per annum	
Achievability	The site has been submitted through the Local Plan process and is situated upon greenfield land on the edge of the settlement and is therefore considered to be achievable and viable.	
Overcoming Constraints	The southern part of the site is situated within flood zone 3a and 3b and subject to 1 in 100 and 1 in a 1000 surface water flooding. In order to mitigate against this the number of dwellings that can be provided on site would need to be reduced.	
Trajectory of Development	No specific phasing requirements.	
Barriers to Development	No known barriers to development; however, constraints would need to be overcome in order for the site to come forward.	
Conclusion		
Conclusion	No major constraints to the development of the site have been identified through the assessment. It is proposed to include this site for residential development within the HELAA.	

Site Address	<input type="text" value="Land between North Pickenham Road and Masons Drive"/>	Parish	<input type="text" value="Necton"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="1.215"/>	Local Plan Reference	<input type="text" value="LP[067]011"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Whettingsteel"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="30"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="NCC highways have indicated that subject to safe access and visibility they would not object to the development of the site"/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Within 800m of 3 services"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The settlement fringe landscape character assessment includes this site within the Holme Hale Small Scale Tributary Farmland character area which has a moderate to high sensitivity to change"/>
Townscape	<input type="text" value="Green"/>	

Biodiversity and Geodiversity	Amber	TPOs situated within the western edge of the site.
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Amber	NCC highways have indicated that subject to safe access and visibility they would not object to the development of the site
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Within 5 years	The site has been submitted through the Local Plan and is therefore considered to be available.
Build Out Rate	30 per annum	
Achievability	The site has been submitted through the Local Plan process and is situated upon greenfield land on the edge of the settlement and is therefore considered to be achievable and viable.	
Overcoming Constraints	The western part of the site is subject to 1 in 100 and 1 in a 1000 surface water flooding and also contains several TPOs. In order to mitigate against this the number of dwellings that can be provided on site would need to be reduced.	
Trajectory of Development	No specific phasing requirements.	
Barriers to Development	No known barriers to development; however, constraints would need to be overcome in order for the site to come forward.	
Conclusion	No major constraints to the development of the site have been identified through the assessment. It is proposed to include this site for residential development within the HELAA.	

Site Address	<input type="text" value="Land to the east of Hale Road"/>	Parish	<input type="text" value="Necton"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="2.15"/>	Local Plan Reference	<input type="text" value="LP[067]012"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Whettingsteel"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="53"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Within 800m of 1 service"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Red"/>	<input type="text" value="Whilst the majority of the site is located within flood zone 1, there is an area of flood zone 2 land within the site. The majority of the site is subject to 1 in 100 and 1 in 1000 surface water flooding."/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The settlement fringe landscape character assessment includes this site within the Holme Hale Small Scale Tributary Farmland character area which has a moderate to high sensitivity to change
The site is located on a key gateway into Necton."/>

Townscape	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space	Green
Transport and Roads	Green
Compatibility with adjoining uses	Green
Local Plan Designation	n/a

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

Due to the level of surface water flooding on the site it is considered that this is a red score. Therefore, the site has failed the suitability assessment and an availability assessment has not be carried out. The site has been excluded from the HELAA.

Site Address	<input type="text" value="Land to the south of Hale Road"/>	Parish	<input type="text" value="Necton"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="6.3"/>	Local Plan Reference	<input type="text" value="LP[067]013"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Whettingsteel"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="157"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	
Accessibility to local services	<input type="text" value="Green"/>	
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Red"/>	<input type="text" value="The site includes large areas of land which are in flood risk zones 3a and 3b. The majority of the site is subject to 1 in 100 and 1 in 1000 surface water flooding."/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The settlement fringe landscape character assessment includes this site within the Holme Hale Small Scale Tributary Farmland character area which has a moderate to high sensitivity to change."/>
Townscape	<input type="text" value="Green"/>	<input type="text"/>

The site is located on a key gateway into Necton

Biodiversity and Geodiversity

Historic Environment

Open Space

Transport and Roads

Compatibility with adjoining uses

The site is adjacent to a broiler farm, there are potential amenity impacts relating to odour.

Local Plan Designation

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

Site Address	<input type="text" value="Land at Holt Road"/>	Parish	<input type="text" value="North Elmham"/>
Current Planning Status	<input type="text" value="3PL/2015/0919/O - current application for 18 dwellings and community car parking"/>		
Site Size	<input type="text" value="2.4"/>	Local Plan Reference	<input type="text" value="LP[070]001"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Mark"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="18"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	<input type="text" value="NCC highways have provided comments on the planning application regarding the suitability of access from Holt Road. They have not objected to the access but have recommended that conditions are attached to the planning application."/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Adjacent to the primary school and in close proximity to the doctors surgery"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Amber"/>	<input type="text" value="The majority of the site is located within flood zone 1, however there is a small area of flood zone 2 land at the south of the site"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The settlement fringe landscape character assessment includes this site within the Elmham Park Tributary Farmland character area which has a high sensitivity to change. The assessment"/>

notes the intact nature of the conservation area. It also highlights that development should preserve the linear form of the village and avoid further nucleation of the village form

Townscape	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space	Green
Transport and Roads	Green
Compatibility with adjoining uses	Green
Local Plan Designation	n/a

Availability Assessment

Marketing	Unknown
Availability	Immediately
Build Out Rate	10 dwellings per annum
Achievability	The site has the decision to grant planning permission subject to the signing of the s106. The site is therefore assumed to be achievable and viable.
Overcoming Constraints	Through the planning permission the constraints to development have been overcome. This has included a reduction in the size of the site to mitigate impacts upon the historic environment.
Trajectory of Development	No specific phasing for the development has been set out within the planning permission
Barriers to Development	No major barrier to the development of the site have been identified.

Conclusion	The site has the decision to grant planning permission subject to the completion of the section 106 agreement. The site is therefore considered to be a suitable and available for residential development and should be included within the HELAA.
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Site Address	<input type="text" value="Land off Holt Road"/>	Parish	<input type="text" value="North Elmham"/>
Current Planning Status	<input type="text" value="3PL/2015/0783/F - application for 4 dwellings APPROVED"/>		
Site Size	<input type="text" value="0.4"/>	Local Plan Reference	<input type="text" value="LP[070]002"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Howell"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value=""/>		<input type="text" value="10"/>
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="NCC highways have provided comments which have indicated that there are highways constraints within the area."/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Within 800m of 2 services"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The settlement fringe landscape character assessment includes this site within the Elmham Park Tributary Farmland character area which has a high sensitivity to change. The assessment notes the intact nature of the conservation area. The site is located at the main northern gateway into the village. The River Wensum SAC is located to the east of the site approximately 500m away"/>

Townscape	Green	
Biodiversity and Geodiversity	Amber	The River Wensum SAC is located to the east of the site approximately 500m away
Historic Environment	Amber	The site is located within the conservation area. It is adjacent to the Historic Parks and Garden associated with North Elmham Hall. In addition to this there are listed buildings within relatively close proximity
Open Space	Green	
Transport and Roads	Amber	NCC highways have provided comments which have indicated that there are highways constraints within the area.
Compatibility with adjoining uses	Amber	Any impact upon amenity is likely to be overcome through a planning application.
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknow	
Availability	Immediately	
Build Out Rate	10 dwellings per annum.	
Achievability	The site has planning permission and is therefore assumed to be achievable and viable.	
Overcoming Constraints	Through the planning permission the constraints to development have been overcome.	
Trajectory of Development	No specific phasing for the development has been set out within the planning permission	
Barriers to Development	No major barriers to the development of the site have been identified	
Conclusion	The site has planning permission, it is therefore considered to be a suitable and available for residential development and should be included within the HELAA.	

Site Address	<input type="text" value="Land between Dereham Road and the B1145"/>	Parish	<input type="text" value="North Elmham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.4"/>	Local Plan Reference	<input type="text" value="LP[070]003"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Norfolk County Council"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="10"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="NCC highways have indicated that the site has poor access and is considered to have severe constraints"/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Close to 3 services"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The settlement fringe landscape character assessment includes this site within the Elmham Park Tributary Farmland character area which has a high sensitivity to change. The site is located on a key gateway into North Elmham from south."/>

Townscape	Green	
Biodiversity and Geodiversity	Green	
Historic Environment	Amber	Adjacent a conservation area
Open Space	Green	
Transport and Roads	Amber	NCC highways have indicated that the site has poor access and is considered to have severe constraints. NCC Highways commented that there is limited development to the south of Back Lane and the development of this site is likely to impact on the form and character of the area
Compatibility with adjoining uses	Amber	Any impact upon amenity is likely to be overcome through the design of the planning application
Local Plan Designation	n/a	
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The site has a red constraint for access within the suitability assessment.. NCC highways have provided comments that this is a severe constraint. The availability assessment has therefore not been undertaken and the site has been excluded from the assessment.	

Site Address	<input type="text" value="Land adjacent Wensum Drive"/>	Parish	<input type="text" value="North Elmham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="2.17"/>	Local Plan Reference	<input type="text" value="LP[070]006"/>
Greenfield/Brownfield	<input type="text" value="Brownfield/Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Brown"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="30"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Improvements would be required to achieve access"/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Within 800m of 1 service"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Amber"/>	<input type="text" value="The majority of the site is located within flood zone 1. The northern section of the site is located within flood zone 2"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The site is closely related to the River Wensum which is a SSSI"/>
Townscape	<input type="text" value="Amber"/>	<input type="text" value="The settlement fringe landscape character assessment includes this site within the County School Station Valley Floor character area which has a moderate sensitivity to change."/>

Biodiversity and Geodiversity	Amber	The site is closely related to the River Wensum which is a SSSI
Historic Environment	Amber	Historic England have stated that there may be important archaeology on the site and this should be investigated
Open Space	Green	
Transport and Roads	Green	
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	5-10 years	There is a mix of uses on the site, some of which would require demolition
Build Out Rate	20 dwellings per annum	
Achievability	The site includes brownfield land, and would require the demolition of some existing buildings. There maybe implications on the viability associated with this.	
Overcoming Constraints	<p>The northern part of the site is in a flood risk area. Development in this section would be constrained and this would reduce the capacity of the site. This area is also associated within the River Wensum landscape and the landscape character assessment shows a moderate sensitivity to change.</p> <p>NCC highways have indicated that the site would require improvements to achieve access. It is considered that this can be achieved through the determination of the planning application.</p>	
Trajectory of Development	No specific phasing requirements.	
Barriers to Development	Subject to overcoming the constraints as set out above, no major barriers to the development of the site have bee identified.	
Conclusion	There are constraints to the development of this site. However it is considered that these can be overcome through a reduction in site size. Therefore the site is considered to be a suitable and available option for development.	

Site Address	<input type="text" value="Land to the north of Eastgate Street"/>	Parish	<input type="text" value="North Elmham"/>
Current Planning Status	<input type="text" value="3PL/2015/0823/F - 10 dwellings - REFUSED"/>		
Site Size	<input type="text" value="0.96"/>	Local Plan Reference	<input type="text" value="LP[070]007"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Barwell"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="24"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The settlement fringe landscape character assessment includes this site within the Elmham Park Tributary Farmland character area, which has a high sensitivity to change. This site represents an important undeveloped gap within the street frontage and conservation area. There are open views across the valley floor in this area."/>
Townscape	<input type="text" value="Green"/>	

Biodiversity and Geodiversity	Green	
Historic Environment	Amber	The site is included within the conservation area. Adjacent the site are the grade II listed buildings of Old Hall Farmhouse and Old Hall Farm Barn.
Open Space	Green	
Transport and Roads	Green	
Compatibility with adjoining uses	Amber	Any impact upon amenity is likely to be overcome through the design of the planning application.
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Immediately	
Build Out Rate	10 dwellings per annum	
Achievability	This is a greenfield site and it considered to be achievable and viable.	
Overcoming Constraints	The site is within the conservation area and represents a gap within the built form. The design of the scheme will need to have regard to the historic environment and this may reduce the size of the site.	
Trajectory of Development	No specific phasing requirements	
Barriers to Development	No major barriers to the development of the site have been identified.	
Conclusion		
Conclusion	The site is considered to be a suitable and achievable location for residential development.	

Site Address	<input type="text" value="Land to the south of Eastgate Street"/>	Parish	<input type="text" value="North Elmham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="1.7"/>	Local Plan Reference	<input type="text" value="LP[070]008"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Sylvester"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="42"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="NCC highways have indicated that there are severe highways constraints associated with the site"/>
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The settlement fringe landscape character assessment includes this site within the Elmham Park Tributary Farmland character area, which has a high sensitivity to change"/>
Townscape	<input type="text" value="Green"/>	

Biodiversity and Geodiversity	Green	
Historic Environment	Green	The site is adjacent to the conservation area and in close proximity to the grade II listed Old Hall Farmhouse and Old Hall Farm Barn
Open Space	Green	
Transport and Roads	Amber	NCC highways have indicated that there are severe highways constraints associated with the site
Compatibility with adjoining uses	Amber	Any impact upon amenity is likely to be overcome through the design of the planning application
Local Plan Designation	n/a	
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	NCC highways have indicated that the site has severe access constraints. This is a red constraint within the suitability assessment and as such the availability assessment has not been completed and the site has been excluded from the assessment.	

Site Address	<input type="text" value="Land off Larch Grove"/>	Parish	<input type="text" value="North Elmham"/>
Current Planning Status	<input type="text" value="3PL/2015/1459/F - 4 dwellings - Permission"/>		
Site Size	<input type="text" value="0.6"/>	Local Plan Reference	<input type="text" value="LP[070]009"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Philips"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="15"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Within 800m of 2 services"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Amber"/>	<input type="text" value="Within flood zone 2"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The settlement frnge landscape character assessment includes this site within the County School Station Valley Floor character area which has a moderate sensitivity to change"/>
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	

Historic Environment	Amber	The site is located outside of the North Elmham conservation area, however it is within 50m of it
Open Space	Green	
Transport and Roads	Green	
Compatibility with adjoining uses	Amber	Any impact upon amenity is likely to be overcome through the design of the planning application
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Immediately	
Build Out Rate	4 dwellings per annum	
Achievability	The site has planning permission, so is considered to be achievable	
Overcoming Constraints	The site has planning permission and it is considered that it has overcome constraints.	
Trajectory of Development	No specific phasing requirements.	
Barriers to Development	No major barriers to the development of the site have been identified.	
Conclusion	This site has planning permission for residential development. As such it is considered to be a suitable and available location for development and should be included within the HELAA.	

Site Address	<input type="text" value="Land to the north of Station Road"/>	Parish	<input type="text" value="North Elmham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.98"/>	Local Plan Reference	<input type="text" value="LP[070]010"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Philips"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="24"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="NCC highways have objected to the development of this site. It is unclear how access to the site can be achieved"/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Relatively close to one service"/>
Utilities Capacity		
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The settlement fringe landscape character assessment includes this site within the County School Station Valley Floor character area which has a moderate sensitivity to change"/>
Townscape	<input type="text" value="Green"/>	

Biodiversity and Geodiversity	Amber	The River Wensum is a SSSI and is located within 200m of the site and the River Wensum SAC is located within 200m of the site
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Green	
Compatibility with adjoining uses	Amber	Any impact upon amenity is likely to be overcome through the design of the planning application
Local Plan Designation	n/a	
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	NCC highways have indicated that the site has severe access constraints. This is a red constraint within the suitability assessment and as such the availability assessment has not been completed and the site has been excluded from the assessment.	

Site Address	<input type="text" value="Land to the west of Worthing Drive"/>	Parish	<input type="text" value="North Elmham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="1.12"/>	Local Plan Reference	<input type="text" value="LP[070]011"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Fowler"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="28"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Lack of footways to access site"/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Distant from services"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The settlement fringe landscape character assessment includes this site within the County School Station Valley Floor character area which has a moderate sensitivity to change. The site is located on a key gateway into North Elmham from Billingford"/>
Townscape	<input type="text" value="Green"/>	

Biodiversity and Geodiversity	Amber	The River Wensum is a designated SSSI and is located 150m to the north of the site and the River Wensum SAC is located approximately 150m to the north of the site
Historic Environment	Red	The site is located within 70m of Worthing Mill a grade II listed building
Open Space	Green	
Transport and Roads	Amber	Lack of footways
Compatibility with adjoining uses	Amber	Any impact upon amenity is likely to be overcome through the design of the planning application
Local Plan Designation	n/a	

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

The site has a red constraint within the suitability assessment for historic environment. The site is located directly in front of Worthing Mill which is grade II listed and development would impact upon the setting of the listed building. Due to the red constraint within the suitability assessment the availability assessment has not been undertaken and the site has been excluded from the HELAA.

Site Address	<input type="text" value="Land to the east of Worthing Drive"/>	Parish	<input type="text" value="North Elmham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.83"/>	Local Plan Reference	<input type="text" value="LP[070]012"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Fowler"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="20"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Lack of footways to access site"/>
Accessibility to local services	<input type="text" value="Red"/>	<input type="text" value="Distant from services"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The settlement fringe landscape character assessment includes this site within the County School Station Valley Floor character area which has a moderate sensitivity to change. The site is located on a key gateway into North Elmham from Billingford"/>
Townscape	<input type="text" value="Green"/>	

Biodiversity and Geodiversity	Amber	The River Wensum is a designated SSSI and is located 150m to the north of the site and the River Wensum SAC is located approximately 150m to the north of the site
Historic Environment	Red	The site is located within 80m of Worthing Mill a grade II listed building
Open Space	Green	
Transport and Roads	Amber	Lack of footways
Compatibility with adjoining uses	Amber	Any impact upon amenity is likely to be overcome through the design of the planning application
Local Plan Designation	n/a	

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

The site has a red constraint within the suitability assessment for historic environment. The site is located directly in front of Worthing Mill which is grade II listed and development would impact upon the setting of the listed building. Due to the red constraint within the suitability assessment the availability assessment has not been undertaken and the site has been excluded from the HELAA.

Site Address	Land north of Fen Street	Parish	Old Buckenham
Current Planning Status	3PL/2015/1498/F - Erection of eight dwellings - WITHDRAWN		
Site Size	0.8	Local Plan Reference	LP[074]001
Greenfield/Brownfield	Greenfield	Proposed Use	Rural Affordable Housing Exception Site
Ownership	Askew		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential			20
Density Calculator	Local Service Centre 25dph		

Constraint	Score	Comment
Access to Site	Red	Not suitable for allocation. Applications refused on these sites previously
Accessibility to local services	Red	Distant from services
Utilities Capacity	Green	
Contamination	Green	
Flood Risk	Green	
Market Attractiveness	Green	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	Amber	The site is situated with the Buckenham Settled Tributary Farmland Landscape Type where development considerations include conserving the small scale rural road pattern, ensuring that new development within the settlements reflects the use of local materials; conserving historic village signs and views to land mark features within the villages. Notably views to the distinctive church towers; monitor development

and boundary treatments to the settlement edges seek to minimise lighting on the edges and within villages and adjacent towns/roads to conserve wider dark skies in this part of Breckland

Townscape

Biodiversity and Geodiversity

Historic Environment

Open Space

Transport and Roads

Not suitable for allocation. Applications refused on these sites previously

Compatibility with adjoining uses

Local Plan Designation

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

Site Address	Land south of Hargham Rpad	Parish	Old Buckenham
Current Planning Status	3PL/2015/1495/F - Erection of five dwellings and garages - REFUSED		
Site Size	1.3	Local Plan Reference	LP[074]002
Greenfield/Brownfield	Greenfield	Proposed Use	Rural Affordable Housing Exception Site
Ownership	Askew		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential			32
Density Calculator	Local Service Centre 25dph		

Constraint	Score	Comment
Access to Site	Red	Not suitable for allocation. Applications refused on these sites previously
Accessibility to local services	Red	Distant from key services
Utilities Capacity	Green	
Contamination	Green	
Flood Risk	Green	
Market Attractiveness	Green	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	Amber	The site is situated with the Buckenham Settled Tributary Farmland Landscape Type where development considerations include conserving the small scale rural road pattern, ensuring that new development within the settlements reflects the use of local materials; conserving historic village signs and views to land mark features within the villages. Notably views to the distinctive church towers; monitor development

and boundary treatments to the settlement edges seek to minimise lighting on the edges and within villages and adjacent towns/roads to conserve wider dark skies in this part of Breckland

Townscape

Biodiversity and Geodiversity

Historic Environment

Open Space

Transport and Roads

Not suitable for allocation. Applications refused on these sites previously

Compatibility with adjoining uses

Local Plan Designation

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

NCC highways have indicated that the site has severe access constraints. This is a red constraint within the suitability assessment and as such the availability assessment has not been completed and the site has been excluded from the assessment.

Site Address	<input type="text" value="Land east of Cake Street"/>	Parish	<input type="text" value="Old Buckenham"/>
Current Planning Status	<input type="text" value="3PL/2016/0194/O - Erection of new dwelling and garage -Permission"/>		
Site Size	<input type="text" value="0.2"/>	Local Plan Reference	<input type="text" value="LP[074]003"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Potter"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="5"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	
Accessibility to local services	<input type="text" value="Red"/>	<input type="text" value="Distant from services"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The Landscape Character Assessment indicated that the site is situated within the Central Breckland Plateau. Development consideration in this area include monitoring urban edge expansion of key settlements, ensuring that any development is appropriate to local historic vernacular and materials; giving weight to the open fields and views along with night skies; maintaining the existing small scale network of rural roads"/>

Townscape	Green	
Biodiversity and Geodiversity	Green	
Historic Environment	Amber	Development of the site may have an impact upon the nearby Grade 2 Listed building (Barn at College Farm)
Open Space	Green	
Transport and Roads	Amber	The local road network is narrow and inadequate
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The site is distant from services and facilities within the village and has a red constraint in relation to access to facilities within the suitability assessment. As such the availability assessment has not been undertaken and the site should be excluded from the assessment.	

Site Address	Land adjacent to Willow House, Mill Road	Parish	Old Buckenham
Current Planning Status	No relevant planning history		
Site Size	0.4	Local Plan Reference	LP[074]004
Greenfield/Brownfield	Greenfield	Proposed Use	Residential
Ownership	Burton		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential			10
Density Calculator	Local Service Centre 25dph		

Constraint	Score	Comment
Access to Site	Amber	Subject to a safe access and adequate visibility and improvements to the footpath network, the Highway Authority would not object if this site were identified as a strategic housing site
Accessibility to local services	Red	The site is distant from key services
Utilities Capacity	Green	
Contamination	Green	
Flood Risk	Green	
Market Attractiveness	Green	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	Amber	The site is situated with the Buckenham Settled Tributary Farmland Landscape Type where development considerations include conserving the small scale rural road pattern, ensuring that new development within the settlements reflects the use of local materials; conserving historic village signs and views to land mark features within the villages. Notably views to the

		distinctive church towers; monitor development and boundary treatments to the settlement edges seek to minimise lighting on the edges and within villages and adjacent towns/roads to conserve wider dark skies in this part of Breckland.
Townscape	Green	
Biodiversity and Geodiversity	Green	
Historic Environment	Amber	Development of the site may have an impact upon the nearby Grade 2 listed granary and grade 2 star listed windmill & potential impact upon the nearby conservation area
Open Space	Green	
Transport and Roads	Amber	Subject to a safe access and adequate visibility and improvements to the footpath network, the Highway Authority would not object if this site were identified as a strategic housing site
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The site is distant from services and facilities within the village and has a red constraint in relation to access to facilities within the suitability assessment. As such the availability assessment has not been undertaken and the site should be excluded from the assessment.	

Site Address	<input type="text" value="Land east of Crown Road"/>	Parish	<input type="text" value="Old Buckenham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.4"/>	Local Plan Reference	<input type="text" value="LP[074]005"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Burton"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="10"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="Site has severe access constraints"/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Within 800m of 2 services"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The site is situated with the Buckenham Settled Tributary Farmland Landscape Type where development considerations include conserving the small scale rural road pattern, ensuring that new development within the settlements reflects the use of local materials; conserving historic village signs and views to land mark features within the villages. Notably views to the distinctive church towers; monitor development and boundary treatments to the settlement edges seek to minimise lighting on the edges and within villages and adjacent towns/roads to"/>

conserve wider dark skies in this part of Breckland

Townscape

Biodiversity and Geodiversity

Historic Environment

Open Space

Transport and Roads

The local road network is narrow and inadequate

Compatibility with adjoining uses

Local Plan Designation

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

Site Address	<input type="text" value="Land west of Attleborough Road"/>	Parish	<input type="text" value="Old Buckenham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.3"/>	Local Plan Reference	<input type="text" value="LP[074]006"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Burton"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="7"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Subject to a safe access and adequate visibility and improvements to the footpath network"/>
Accessibility to local services	<input type="text" value="Green"/>	<input type="text" value="Within 800m of key services"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The site is situated with the Buckenham Settled Tributary Farmland Landscape Type where development considerations include conserving the small scale rural road pattern, ensuring that new development within the settlements reflects the use of local materials; conserving historic village signs and views to land mark features within the villages. Notably views to the distinctive church towers; monitor development and boundary treatments to the settlement edges seek to minimise lighting on the edges and"/>

within villages and adjacent towns/roads to conserve wider dark skies in this part of Breckland

Townscape

Biodiversity and Geodiversity

Historic Environment

Development of the site may have an impact upon the adjoining conservation area

Open Space

Transport and Roads

Improvements to visibility and footpath network required

Compatibility with adjoining uses

Local Plan Designation

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

Site Address	<input type="text" value="Land at corner of Cake Street and Ragmere Road"/>	Parish	<input type="text" value="Old Buckenham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="1.0"/>	Local Plan Reference	<input type="text" value="LP[074]007"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Dooley"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="25"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="The site has severe access constraints."/>
Accessibility to local services	<input type="text" value="Red"/>	<input type="text" value="Distant from key services"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Amber"/>	<input type="text" value="The site is situated within an area of Flood risk (zones 3a and 2)"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The site is situated with the Buckenhams Settled Tributary Farmland Landscape Type where development considerations include conserving the small scale rural road pattern, ensuring that new development within the settlements reflects the use of local materials; conserving historic village signs and views to land mark features within the villages. Notably views to the distinctive church towers; monitor development and boundary treatments to the settlement"/>

edges seek to minimise lighting on the edges and within villages and adjacent towns/roads to conserve wider dark skies in this part of Breckland

Townscape

Biodiversity and Geodiversity

Historic Environment

Development of the site may have an impact upon the nearby Grade 2 Listed building (Barn at College Farm)

Open Space

Transport and Roads

The local road network is narrow and inadequate

Compatibility with adjoining uses

Local Plan Designation

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

The site has a red constraint in relation to access and also distance from services and facilities within the suitability assessment. As such the availability assessment has not been undertaken and the site should be excluded from the assessment.

Site Address	<input type="text" value="Land north of Harlingwood Lane"/>	Parish	<input type="text" value="Old Buckenham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.3"/>	Local Plan Reference	<input type="text" value="LP[074]008"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Greenacre"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="7"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="Site has severe access constraints"/>
Accessibility to local services	<input type="text" value="Red"/>	<input type="text" value="Distant from key facilities"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	<input type="text" value="The site is situated with the Buckenams Settled Tributary Farmland Landscape Type where development considerations include conserving the small scale rural road pattern, ensuring that new development within the settlements reflects the use of local materials; conserving historic village signs and views to land mark features within the villages. Notably views to the distinctive church towers; monitor development and boundary treatments to the settlement edges seek to minimise lighting on the edges and within villages and adjacent towns/roads to"/>

conserve wider dark skies in this part of Breckland

Townscape

Amber

Biodiversity and Geodiversity

Green

Historic Environment

Amber

Development of the site may have an impact upon the nearby Grade 2 Listed building (Barn at College Farm)

Open Space

Green

Transport and Roads

Red

The local road network is narrow and inadequate

Compatibility with adjoining uses

Green

Local Plan Designation

n/a

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

The site has a red constraint in relation to access and also distance from services and facilities within the suitability assessment. As such the availability assessment has not been undertaken and the site should be excluded from the assessment.

Site Address	<input type="text" value="Land at 48 Fen Street"/>	Parish	<input type="text" value="Old Buckenham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.18"/>	Local Plan Reference	<input type="text" value="LP[074]009"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Briggs"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="4"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="Site has severe access constraints"/>
Accessibility to local services	<input type="text" value="Red"/>	<input type="text" value="Distant from services"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The site is situated with the Buckenham Settled Tributary Farmland Landscape Type where development considerations include conserving the small scale rural road pattern, ensuring that new development within the settlements reflects the use of local materials; conserving historic village signs and views to land mark features within the villages. Notably views to the distinctive church towers; monitor development and boundary treatments to the settlement edges seek to minimise lighting on the edges and within villages and adjacent towns/roads to"/>

conserve wider dark skies in this part of Breckland

Townscape

Biodiversity and Geodiversity

Historic Environment

Open Space

Transport and Roads

The local road network is narrow and inadequate

Compatibility with adjoining uses

Local Plan Designation

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

Site Address	Landsdowne Development Plot	Parish	Old Buckenham
Current Planning Status	3PL/2015/1498/F - Erection of eight dwellings - WITHDRAWN		
Site Size	0.47	Local Plan Reference	LP[074]010
Greenfield/Brownfield	Greenfield	Proposed Use	Residential
Ownership	Briggs		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential			11
Density Calculator	Local Service Centre 25dph		

Constraint	Score	Comment
Access to Site	Red	Site has severe access constraints
Accessibility to local services	Red	Distant from key services
Utilities Capacity	Green	
Contamination	Green	
Flood Risk	Green	
Market Attractiveness	Green	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	Amber	The site is situated with the Buckenham Settled Tributary Farmland Landscape Type where development considerations include conserving the small scale rural road pattern, ensuring that new development within the settlements reflects the use of local materials; conserving historic village signs and views to land mark features within the villages. Notably views to the distinctive church towers; monitor development and boundary treatments to the settlement edges seek to minimise lighting on the edges and within villages and adjacent towns/roads to

conserve wider dark skies in this part of Breckland

Townscape

Biodiversity and Geodiversity

Historic Environment

Open Space

Transport and Roads

Compatibility with adjoining uses

Local Plan Designation

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

Site Address	Land adjacent to Peacehaven	Parish	Old Buckenham
Current Planning Status	3PL/2016/0381/F - Proposed Static Caravan - Refused		
Site Size	0.26	Local Plan Reference	LP[074]011
Greenfield/Brownfield	Greenfield	Proposed Use	Residential
Ownership	Briggs		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential			6
Density Calculator	Local Service Centre 25dph		

Constraint	Score	Comment
Access to Site	Red	Site has severe highways constraints
Accessibility to local services	Green	
Utilities Capacity	Green	
Contamination	Green	
Flood Risk	Green	
Market Attractiveness	Green	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	Amber	The site is situated with the Buckenham Settled Tributary Farmland Landscape Type where development considerations include conserving the small scale rural road pattern, ensuring that new development within the settlements reflects the use of local materials; conserving historic village signs and views to land mark features within the villages. Notably views to the distinctive church towers; monitor development and boundary treatments to the settlement edges seek to minimise lighting on the edges and within villages and adjacent towns/roads to

conserve wider dark skies in this part of Breckland

Townscape

Biodiversity and Geodiversity

Historic Environment

Open Space

Transport and Roads

The local road network is narrow and inadequate

Compatibility with adjoining uses

Local Plan Designation

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

Site Address	Land at West View Farm, Barbers Lane	Parish	Old Buckenham
Current Planning Status	No relevant planning history		
Site Size	0.38	Local Plan Reference	LP[074]012
Greenfield/Brownfield	Greenfield	Proposed Use	Residential
Ownership	West		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="9"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Subject to a safe access and adequate visibility, the Highway Authority would not object if this site were identified as a strategic housing site. Would require footway and access improvements."/>
Accessibility to local services	<input type="text" value="Green"/>	<input type="text" value="Within 800m of services"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The site is situated with the Buckenham Settled Tributary Farmland Landscape Type where development considerations include conserving the small scale rural road pattern, ensuring that new development within the settlements reflects the use of local materials; conserving historic village signs and views to land mark features"/>

within the villages. Notably views to the distinctive church towers; monitor development and boundary treatments to the settlement edges seek to minimise lighting on the edges and within villages and adjacent towns/roads to conserve wider dark skies in this part of Breckland

Townscape

Biodiversity and Geodiversity

Historic Environment

Development of the site may have an impact upon the adjoining settlement boundary and the nearby listed buildings (Grade 2 listed: West View Farmhouse, The Thatched Cottage. Grade 1 listed : Church of All Saints)

Open Space

Transport and Roads

Subject to a safe access and adequate visibility, the Highway Authority would not object if this site were identified as a strategic housing site. Would require footway and access improvements.

Compatibility with adjoining uses

Local Plan Designation

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

The site is well located within Old Buckenham. Subject to overcoming the constraints as set out, it is considered to be a suitable and available location for development.

Site Address	Land adjacent to Brookside Cottage, Cake Street	Parish	Old Buckenham
Current Planning Status	No relevant planning history		
Site Size	0.15	Local Plan Reference	LP[074]013
Greenfield/Brownfield	Greenfield	Proposed Use	Residential
Ownership	Smalley		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential			3
Density Calculator	Local Service Centre 25dph		

Constraint	Score	Comment
Access to Site	Red	Site has severe access constraints
Accessibility to local services	Red	Distant from services
Utilities Capacity	Green	
Contamination	Green	
Flood Risk	Amber	The site is situated within an area of Flood risk (zones 3a and 2)
Market Attractiveness	Green	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	Amber	The site is situated with the Buckenham Settled Tributary Farmland Landscape Type where development considerations include conserving the small scale rural road pattern, ensuring that new development within the settlements reflects the use of local materials; conserving historic village signs and views to land mark features within the villages. Notably views to the distinctive church towers; monitor development and boundary treatments to the settlement

edges seek to minimise lighting on the edges and within villages and adjacent towns/roads to conserve wider dark skies in this part of Breckland

Townscape

Biodiversity and Geodiversity

Historic Environment

Open Space

Transport and Roads

The local road network is narrow and inadequate

Compatibility with adjoining uses

Local Plan Designation

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

Site Address	<input type="text" value="Land at Cattle Arch Farm"/>	Parish	<input type="text" value="Scarning"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.9"/>	Local Plan Reference	<input type="text" value="LP[083]002"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Retail"/>
Ownership	<input type="text" value="Fox"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text"/>		

Density Calculator

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	
Accessibility to local services	<input type="text" value="Green"/>	
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	
Open Space	<input type="text" value="Green"/>	

Transport and Roads

Compatibility with adjoining uses

Local Plan Designation

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

Site Address	<input type="text" value="Land to the rear of Scarning Primary School"/>	Parish	<input type="text" value="Scarning"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="10.5"/>	Local Plan Reference	<input type="text" value="LP[083]003"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Walmsley"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="315"/>		
Density Calculator	<input type="text" value="Out of town 30dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="Has severe highways constraints"/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Distant from all services except a primary school"/>
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Improvements are required to the waste water treatment works."/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The settlement fringe landscape character assessment includes this site within the Old Carr Wooded Valley character area which has a moderate to high sensitivity to change. The site is located on a gateway location into Dereham"/>
Townscape	<input type="text" value="Green"/>	

Biodiversity and Geodiversity	Amber	Dereham Rush Meadow SSSI is located within 400m of the site. Dereham Sewerage Works Meadow County Wildlife Site is located within 200m of the site
Historic Environment	Amber	Scarning Grange is located to the south west of the site. This is a grade II listed building. The site is not located within a conservation area
Open Space	Green	
Transport and Roads	Red	Has severe highways constraints
Compatibility with adjoining uses	Green	
Local Plan Designation		
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the site being distant from the existing settlement the site has been excluded from the study.	

Site Address	<input type="text" value="Land to the north of Dereham Road"/>	Parish	<input type="text" value="Scarning"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="10.3"/>	Local Plan Reference	<input type="text" value="LP[083]004"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Spencer"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="367"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="Has severe constraints"/>
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Improvements are required to the waste water treatment works."/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The settlement fringe landscape character assessment incorporates this site within the Old Carr Wooded Valley character area. This character area is defined as having a moderate to high sensitivity to change"/> <input type="text" value="Dereham Rush Meadow a SSSI is located less than 200m to the north of the site"/>

Townscape	Green	
Biodiversity and Geodiversity	Amber	Dereham Sewerage Meadows a County Wildlife Site is located directly to the north of the site, whilst Rushmeadow Road Meadow is also a County Wildlife Site and this is located within 200m to the north-east of the site
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Red	Has severe constraints
Compatibility with adjoining uses	Green	
Local Plan Designation		
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the site being distant from the existing settlement the site has been excluded from the study.	

Site Address	<input type="text" value="Land to the south of Dereham Road"/>	Parish	<input type="text" value="Scarning"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="1.0"/>	Local Plan Reference	<input type="text" value="LP[083]005"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Spencer"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="35"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="NCC highways have provided comments on the site that it is considered to have severe highways constraints"/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Distant from all services except a primary school"/>
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Improvements are required to the waste water treatment works."/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The site is located off Dereham Road. Whilst there is residential development to the east of the site this is at a lower density than the development to the east of Draytonhall lane which currently represents the western extent of the settlement. Land to the west and south of the site is arable farmland"/>

Townscape	Green	
Biodiversity and Geodiversity	Green	
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Red	NCC highways have provided comments on the site that it is considered to have severe highways constraints
Compatibility with adjoining uses	Green	
Local Plan Designation		
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the site being distant from the existing settlement the site has been excluded from the study.	

Site Address	<input type="text" value="Land off the Broadway"/>	Parish	<input type="text" value="Scarning"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="4.15"/>	Local Plan Reference	<input type="text" value="LP[083]006"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Buckingham"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="124"/>		
Density Calculator	<input type="text" value="Out of Town 30dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="NCC highways have indicated that there are severe highways constraints impacting upon the site"/>
Accessibility to local services	<input type="text" value="Red"/>	<input type="text" value="Distant from services"/>
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Improvements are required to the waste water treatment works."/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The settlement fringe landscape character assessment includes this site within the Scarning Fen Tributary Farmland character area which has a moderate to high sensitivity to change."/> <input type="text" value="The site is located on a minor gateway into Dereham"/>

Townscape	Green	
Biodiversity and Geodiversity	Amber	The site directly adjoins Scarning Fen which is a SSSI as well as a SAC. Potters Fen Meadow is a County Wildlife Site which is within 150m of this site and The site directly adjoins Scarning Fen which is a Special Area of Conservation
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Red	NCC highways have indicated that there are severe highways constraints impacting upon the site
Compatibility with adjoining uses	Green	
Local Plan Designation		
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion		The availability assessment has not been completed because the site fails the suitability assessment. Due to the site being distant from the existing settlement the site has been excluded from the study.

Site Address	<input type="text" value="Land off the Broadway"/>	Parish	<input type="text" value="Scarning"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.41"/>	Local Plan Reference	<input type="text" value="LP[083]007"/>
Greenfield/Brownfield	<input type="text" value="Brownfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Ewing"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="12"/>		
Density Calculator	<input type="text" value="Out of Town 30dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="Has severe highways constraints"/>
Accessibility to local services	<input type="text" value="Red"/>	<input type="text" value="Distant from services"/>
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Improvements are required to the waste water treatment works."/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="Scarning Fen is a SSSI as well as a SAC and is in close proximity to the site. In addition to this there is also Potters Meadow which is a County Wildlife Site adjacent the SSSI and the site is within close proximity to the Scarning Fen Special Area of Conservation"/>
Townscape	<input type="text" value="Amber"/>	<input type="text" value="The settlement fringe landscape character assessment includes this site within the Scarning"/>

		<p>Fen Tributary Farmland character area which has a moderate to high sensitivity to change</p> <p>The site is located on a minor gateway into Dereham</p>
Biodiversity and Geodiversity	Amber	<p>Scarning Fen is a SSSI as well as a SAC and is in close proximity to the site. In addition to this there is also Potters Meadow which is a County Wildlife Site adjacent the SSSI and the site is within close proximity to the Scarning Fen Special Area of Conservation</p>
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Red	Has severe highways constraints
Compatibility with adjoining uses	Green	
Local Plan Designation		
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	<p>The availability assessment has not been completed because the site fails the suitability assessment. Due to the site being distant from the existing settlement the site has been excluded from the study.</p>	

Site Address	<input type="text" value="Land off the Broadway"/>	Parish	<input type="text" value="Scarning"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="9.14"/>	Local Plan Reference	<input type="text" value="LP[083]008"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Haney"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="274"/>		
Density Calculator	<input type="text" value="Out of Town 30dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="Has severe highways constraints"/>
Accessibility to local services	<input type="text" value="Red"/>	<input type="text" value="Distant from services"/>
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Improvements are required to the waste water treatment works."/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The settlement fringe landscape character assessment includes this site within the Scarning Fen Tributary Farmland character area which has a moderate to high sensitivity to change. The site is located on a minor gateway into Dereham."/>
Townscape	<input type="text" value="Green"/>	

Biodiversity and Geodiversity	Amber	Scarning Fen is a SSSI as well as a SAC and is in close proximity to the site. In addition to this there is also Potters Meadow which is a County Wildlife Site adjacent the SSSI and the site is within close proximity to the Scarning Fen Special Area of Conservation
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Red	Has severe highways constraints
Compatibility with adjoining uses	Green	
Local Plan Designation		
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the site being distant from the existing settlement the site has been excluded from the study.	

Site Address	<input type="text" value="Land off the Boradway"/>	Parish	<input type="text" value="Scarning"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="2.9"/>	Local Plan Reference	<input type="text" value="LP[083]009"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Walpole"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="87"/>		
Density Calculator	<input type="text" value="Out of Town 30dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="Has severe highways constraints"/>
Accessibility to local services	<input type="text" value="Red"/>	<input type="text" value="Distant form services"/>
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Improvements are required to the waste water treatment works."/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The settlement fringe landscape character assessment includes this site within the Scarning Fen Tributary Farmland character area which has a moderate to high sensitivity to change. The site is located on a minor gateway into Dereham."/>
Townscape	<input type="text" value="Green"/>	

Biodiversity and Geodiversity	Amber	Scarning Fen is a SSSI as well as a SAC and is in close proximity to the site. In addition to this there is also Potters Meadow which is a County Wildlife Site adjacent the SSSI and the site is within close proximity to the Scarning Fen Special Area of Conservation
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Red	Has severe highways constraints
Compatibility with adjoining uses	Amber	There are unlikely to be impacts upon amenity which could not be overcome through the design stage of the planning application.
Local Plan Designation		
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the site being distant from the existing settlement the site has been excluded from the study.	

Site Address	<input type="text" value="Land off the Broadway"/>	Parish	<input type="text" value="Scarning"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="2.28"/>	Local Plan Reference	<input type="text" value="LP[083]010"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Buckingham"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="68"/>		
Density Calculator	<input type="text" value="Out of Town 30dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="Has severe highways constraints"/>
Accessibility to local services	<input type="text" value="Red"/>	<input type="text" value="Distant from services"/>
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Improvements are required to the waste water treatment works."/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The settlement fringe landscape character assessment includes this site within the Scarning Fen Tributary Farmland character area which has a moderate to high sensitivity to change. Scarning Fen is a SSSI as well as a SAC and is in close proximity to the site. In addition to this there is also Potters Meadow which is a County Wildlife Site adjacent the SSSI."/> <input type="text" value="The site is located on a minor gateway into Dereham"/>

Townscape

Biodiversity and Geodiversity

Scarning Fen is a SSSI as well as a SAC and is in close proximity to the site. In addition to this there is also Potters Meadow which is a County Wildlife Site adjacent the SSSI.

Historic Environment

Open Space

Transport and Roads

Has severe highways constraints

Compatibility with adjoining uses

There are unlikely to be impacts upon amenity which could not be overcome through the design stage of the planning application.

Local Plan Designation

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

The availability assessment has not been completed because the site fails the suitability assessment. Due to the site being distant from the existing settlement the site has been excluded from the study.

Site Address	<input type="text" value="Land off the Broadway"/>	Parish	<input type="text" value="Scarning"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="1.14"/>	Local Plan Reference	<input type="text" value="LP[083]011"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Lambert"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="34"/>		
Density Calculator	<input type="text" value="Out of Town 30dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="Has severe highways constraints"/>
Accessibility to local services	<input type="text" value="Red"/>	<input type="text" value="Distant from services"/>
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Improvements are required to the waste water treatment works."/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The settlement fringe landscape character assessment includes this site within the Scarning Fen Tributary Farmland character area which has a moderate to high sensitivity to change. The site is located on a minor gateway into Dereham. Scarning Fen is a SSSI as well as a SAC and is in close proximity to the site. In addition to this there is also Potters Meadow which is a County Wildlife Site adjacent the SSSI."/>

Townscape	Green	
Biodiversity and Geodiversity	Amber	Scarning Fen is a SSSI as well as a SAC and is in close proximity to the site. In addition to this there is also Potters Meadow which is a County Wildlife Site adjacent the SSSI.
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Red	Has severe highways constraints
Compatibility with adjoining uses	Amber	There are unlikely to be impacts upon amenity which could not be overcome through the design stage of the planning application.
Local Plan Designation		
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the site being distant from the existing settlement the site has been excluded from the study.	

Site Address	<input type="text" value="Land off the Broadway"/>	Parish	<input type="text" value="Scarning"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.57"/>	Local Plan Reference	<input type="text" value="LP[083]012"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Buckingham"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="17"/>		

Density Calculator

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="Has severe highways constraints"/>
Accessibility to local services	<input type="text" value="Red"/>	<input type="text" value="Distant from services"/>
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Improvements are required to the waste water treatment works."/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The settlement fringe landscape character assessment includes this site within the Scarning Fen Tributary Farmland character area which has a moderate to high sensitivity to change. The site is located on a minor gateway into Dereham."/>
Townscape	<input type="text" value="Green"/>	

Biodiversity and Geodiversity	Amber	Scarning Fen is a SSSI as well as a SAC and is in close proximity to the site. In addition to this there is also Potters Meadow which is a County Wildlife Site adjacent the SSSI.
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Red	Has severe highways constraints
Compatibility with adjoining uses	Green	
Local Plan Designation		
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the site being distant from the existing settlement the site has been excluded from the study.	

Site Address	<input type="text" value="Land off the Broadway"/>	Parish	<input type="text" value="Scarning"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="23.08"/>	Local Plan Reference	<input type="text" value="LP[083]013"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Buckingham"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="692"/>		

Density Calculator

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="Has severe highways constraints"/>
Accessibility to local services	<input type="text" value="Red"/>	<input type="text" value="Distant from services"/>
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Improvements are required to the waste water treatment works."/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The settlement fringe landscape character assessment includes this site within the Scarning Fen Tributary Farmland character area which has a moderate to high sensitivity to change. The site is located on a minor gateway into Dereham. Scarning Fen is a SSSI as well as a SAC and is in close proximity to the site. In addition to this there is also Potters Meadow which is a County Wildlife Site adjacent the SSSI."/>

Townscape	Green	
Biodiversity and Geodiversity	Amber	Scarning Fen is a SSSI as well as a SAC and is in close proximity to the site. In addition to this there is also Potters Meadow which is a County Wildlife Site adjacent the SSSI.
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Red	Has severe highways constraints
Compatibility with adjoining uses	Green	
Local Plan Designation		
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the site being distant from the existing settlement the site has been excluded from the study.	

Site Address	<input type="text" value="Land off the Broadway"/>	Parish	<input type="text" value="Scarning"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.53"/>	Local Plan Reference	<input type="text" value="LP[083]014"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Buckingham"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="15"/>		
Density Calculator	<input type="text" value="Out of Town 30dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="Has severe highways constraints"/>
Accessibility to local services	<input type="text" value="Red"/>	<input type="text" value="Distant from services"/>
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Improvements are required to the waste water treatment works."/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Amber"/>	<input type="text" value="Within flood zone 2"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The settlement fringe landscape character assessment includes this site within the Scarning Fen Tributary Farmland character area which has a moderate to high sensitivity to change. The site is located on a minor gateway into Dereham. Scarning Fen is a SSSI as well as a SAC and is in close proximity to the site. In addition to this there is also Potters Meadow which is a County Wildlife Site adjacent the SSSI."/>

Townscape	Green	
Biodiversity and Geodiversity	Amber	Scarning Fen is a SSSI as well as a SAC and is in close proximity to the site. In addition to this there is also Potters Meadow which is a County Wildlife Site adjacent the SSSI.
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Red	Has severe highways constraints
Compatibility with adjoining uses	Green	The northern edge of the site adjoins the A47 and noise attenuation measures may be required.
Local Plan Designation		
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the site being distant from the existing settlement the site has been excluded from the study.	

Site Address	<input type="text" value="Land off the Broadway"/>	Parish	<input type="text" value="Scarning"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.316"/>	Local Plan Reference	<input type="text" value="LP[083]015"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Buckingham"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="9"/>		
Density Calculator	<input type="text" value="Out of Town 30dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="NCC highways have suggested the site has severe highways constraints"/>
Accessibility to local services	<input type="text" value="Red"/>	<input type="text" value="Distant from services"/>
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Improvements are required to the waste water treatment works."/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The settlement fringe landscape character assessment includes this site within the Scarning Fen Tributary Farmland character area which has a moderate to high sensitivity to change."/> <input type="text" value="The site is located on a minor gateway into Dereham."/>

Townscape	Green	
Biodiversity and Geodiversity	Amber	There are TPO Oak trees at the edge of the site under TPO 2007 No.37
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Red	NCC highways have suggested the site has severe highways constraints
Compatibility with adjoining uses	Green	
Local Plan Designation		
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the site being distant from the existing settlement the site has been excluded from the study.	

Site Address	<input type="text" value="Land off the Broadway"/>	Parish	<input type="text" value="Scarning"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.17"/>	Local Plan Reference	<input type="text" value="LP[083]016"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Buckingham"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="5"/>		
Density Calculator	<input type="text" value="Out of Town 30dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="Has severe highways constraints"/>
Accessibility to local services	<input type="text" value="Red"/>	<input type="text" value="Distant from services"/>
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Improvements are required to the waste water treatment works."/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Amber"/>	<input type="text" value="Within flood zone 2"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	<input type="text" value="The settlement fringe landscape character assessment includes this site within the Scarning Fen Tributary Farmland character area which has a moderate to high sensitivity to change. The site is located on a minor gateway into Dereham."/>
Townscape	<input type="text" value="Green"/>	

Biodiversity and Geodiversity	Amber	Scarning Fen is a SSSI as well as a SAC and is in close proximity to the site. In addition to this there is also Potters Meadow which is a County Wildlife Site adjacent the SSSI.
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Red	Has severe highways constraints
Compatibility with adjoining uses	Amber	The site adjoins the A47. Noise attenuation measures may be required.
Local Plan Designation		
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the site being distant from the existing settlement the site has been excluded from the study.	

Site Address	<input type="text" value="Land off the Broadway"/>	Parish	<input type="text" value="Scarning"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.35"/>	Local Plan Reference	<input type="text" value="LP[083]017"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Buckingham"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="10"/>		
Density Calculator	<input type="text" value="Out of Town 30dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="Has severe highways constraints"/>
Accessibility to local services	<input type="text" value="Red"/>	<input type="text" value="Distant from services"/>
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Improvements are required to the waste water treatment works."/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The settlement fringe landscape character assessment includes this site within the Scarning Fen Tributary Farmland character area which has a moderate to high sensitivity to change. The site is located on a minor gateway into Dereham."/>
Townscape	<input type="text" value="Green"/>	

Biodiversity and Geodiversity	Amber	Scarning Fen is a SSSI as well as a SAC and is in close proximity to the site. In addition to this there is also Potters Meadow which is a County Wildlife Site adjacent the SSSI.
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Red	Has severe highways constraints
Compatibility with adjoining uses	Green	
Local Plan Designation		
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the site being distant from the existing settlement the site has been excluded from the study.	

Site Address	<input type="text" value="Land off the Broadway"/>	Parish	<input type="text" value="Scarning"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.09"/>	Local Plan Reference	<input type="text" value="LP[083]018"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Lambert"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="2"/>		
Density Calculator	<input type="text" value="Out of Town 30dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="Has severe highways constraints"/>
Accessibility to local services	<input type="text" value="Red"/>	<input type="text" value="Distant from services"/>
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Improvements are required to the waste water treatment works."/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The settlement fringe landscape character assessment includes this site within the Scarning Fen Tributary Farmland character area which has a moderate to high sensitivity to change. The site is located on a minor gateway into Dereham."/>
Townscape	<input type="text" value="Green"/>	

Biodiversity and Geodiversity	Amber	Scarning Fen is a SSSI as well as a SAC and is in close proximity to the site. In addition to this there is also Potters Meadow which is a County Wildlife Site adjacent the SSSI.
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Red	Has severe highways constraints
Compatibility with adjoining uses	Amber	The site is close to the A47, noise attenuation measures may be required.
Local Plan Designation		
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the site being distant from the existing settlement the site has been excluded from the study.	

Site Address	<input type="text" value="Land off the Broadway"/>	Parish	<input type="text" value="Scarning"/>
Current Planning Status	<input type="text" value="No relevant plannig history"/>		
Site Size	<input type="text" value="13.3"/>	Local Plan Reference	<input type="text" value="LP[083]019"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Clarke"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="399"/>		
Density Calculator	<input type="text" value="Out of Town 30dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="Has severe highways constraints"/>
Accessibility to local services	<input type="text" value="Red"/>	<input type="text" value="Distant from services"/>
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Improvements are required to the waste water treatment works."/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The settlement fringe landscape character assessment includes this site within the Scarning Fen Tributary Farmland character area which has a moderate to high sensitivity to change"/>
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	

Historic Environment	Green	
Open Space	Green	
Transport and Roads	Red	Has severe highways constraints
Compatibility with adjoining uses	Amber	The A47 runs to the south of the site. Noise attenuation measures may be required to the south of the site.
Local Plan Designation		
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the site being distant from the existing settlement the site has been excluded from the study.	

Site Address	<input type="text" value="Land east of Brick Kiln Lane"/>	Parish	<input type="text" value="Shipdham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.7"/>	Local Plan Reference	<input type="text" value="LP[085]001"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Hancock"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="17"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="Has severe highways constraints"/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Within 800m of 3 services"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The Breckland Settlement Fringe Landscape Assessment indicated that the site is situated within the Crows Hill and Thorpe Row Arable Plateau which is a landscape that is clasified as having Moderate/High sensitivity to change."/>
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	

Historic Environment	Green	
Open Space	Green	
Transport and Roads	Red	Has severe highways constraints
Compatibility with adjoining uses	Amber	Potential overlooking on properties along the A1075.
Local Plan Designation	n/a	

Availability Assessment	
Marketing	
Availability	
Build Out Rate	
Achievability	
Overcoming Constraints	
Trajectory of Development	
Barriers to Development	

Conclusion	The site has a red constraint in relation to access within the suitability assessment. As such the availability assessment has not been undertaken and the site should be excluded from the assessment.
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Site Address	Old Nursery, Land behind Old Post Office Street	Parish	Shipdham
Current Planning Status	3PL/2015/1267/O - Residential development for 23 dwellings (Part of site) - Awaiting S106		
Site Size	1.9	Local Plan Reference	LP[085]002
Greenfield/Brownfield	Greenfield	Proposed Use	Residential
Ownership	Parfitt		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential			47
Density Calculator	Local Service Centre 25dph		

Constraint	Score	Comment
Access to Site	Amber	Subject to a safe access and adequate visibility and improvements to the footpath network, the Highway Authority would not object if this site were identified as a strategic housing site.
Accessibility to local services	Amber	
Utilities Capacity	Green	
Contamination	Green	
Flood Risk	Green	
Market Attractiveness	Green	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	Amber	The Breckland Settlement Fringe Landscape Assessment indicated that the site is situated within the Crows Hill and Thorpe Row Arable Plateau which is a landscape that is classified as having Moderate/High sensitivity to change.

Townscape	Green	
Biodiversity and Geodiversity	Green	
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Amber	Subject to a safe access and adequate visibility and improvements to the footpath network, the Highway Authority would not object if this site were identified as a strategic housing site.
Compatibility with adjoining uses	Amber	Potential overlooking of dwellings along the Bradenham Road.
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Immediately	Site has planning permission subject to the completion of the section 106 agreement.
Build Out Rate	20 dwellings per annum	
Achievability	The site has the decision to grant planning permission and as such is considered to be achievable.	
Overcoming Constraints	It is considered that through the planning permission, the site will have overcome any constraints	
Trajectory of Development	No specific phasing requirements have been included within the planning permission	
Barriers to Development	No major barriers to development have been identified.	
Conclusion		
The site has the decision to grant planning permission. It is therefore considered to be a suitable and available location for residential development and should be included within the HELAA.		

Site Address	<input type="text" value="Land and buildings at Barnham Farm"/>	Parish	<input type="text" value="Shipdham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="1.8"/>	Local Plan Reference	<input type="text" value="LP[085]003"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Clayton"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="45"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="Site has inadequate access."/>
Accessibility to local services	<input type="text" value="Red"/>	<input type="text" value="Distant from key services"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The Breckland Settlement Fringe Landscape Assessment indicated that the site is situated within the Crows Hill and Thorpe Row Arable Plateau which is a landscape that is clasified as having Moderate/High sensitivity to change."/>
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	

Historic Environment	Green	
Open Space	Green	
Transport and Roads	Red	Remote from the settlement and inadequate road network
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	

Availability Assessment	
Marketing	
Availability	
Build Out Rate	
Achievability	
Overcoming Constraints	
Trajectory of Development	
Barriers to Development	

Conclusion	The site has a red constraint in relation to access and also distance from services and facilities within the suitability assessment. As such the availability assessment has not been undertaken and the site should be excluded from the assessment.
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Site Address	<input type="text" value="Land north of Bradenham Road"/>	Parish	<input type="text" value="Shipdham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.3"/>	Local Plan Reference	<input type="text" value="LP[085]004"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Larwood"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="7"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Subject to a safe access and adequate visibility and footway improvements, the Highway Authority would not object if this site were identified as a strategic housing site."/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Edge of village location"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The Breckland Settlement Fringe Landscape Assessment indicated that the site is situated within the Crows Hill and Thorpe Row Arable Plateau which is a landscape that is clasified as having Moderate/High sensitivity to change."/>
Townscape	<input type="text" value="Green"/>	

Biodiversity and Geodiversity	Green	
Historic Environment	Amber	Development of the site may have an impact upon the nearby Grade 2 listed building (Thatch Cottage, Braddenham Road (N.Side)).
Open Space	Green	
Transport and Roads	Amber	Subject to a safe access and adequate visibility and footway improvements, the Highway Authority would not object if this site were identified as a strategic housing site.
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Within 5 years	Greenfield site
Build Out Rate	7 dwellings per annum	
Achievability	This is a greenfield site. No specific issues in relation to achievability have been identified.	
Overcoming Constraints	<p>NCC highways have indicated that there may be some requirements for improvements to secure safe access and visibility. It is considered that this can be achieved through the determination of a planning application.</p> <p>The townscape along Bradenham Road is of linear development. In order to avoid harm to the streetscene in this area a reduction in the size of the site may be required.</p>	
Trajectory of Development	No specific phasing requirements.	
Barriers to Development	No major barriers to the development of the site have been identified.	
Conclusion	Subject to overcoming the constraints relating to access and built form, this site is considered to be a suitable and available location for development.	

Site Address	<input type="text" value="Land east of Hale Road"/>	Parish	<input type="text" value="Shipdham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="1.7"/>	Local Plan Reference	<input type="text" value="LP[085]005"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Larwood"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="42"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Subject to a safe access and adequate visibility and improvements to the footpath network, the Highway Authority would not object if this site were identified as a strategic housing site."/>
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The Breckland Settlement Fringe Landscape Assessment indicated that the site is situated within the Crows Hill and Thorpe Row Arable Plateau which is a landscape that is classified as having Moderate/High sensitivity to change."/>
Townscape	<input type="text" value="Green"/>	

Biodiversity and Geodiversity	Green	
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Amber	Subject to a safe access and adequate visibility and footway improvements, the Highway Authority would not object if this site were identified as a strategic housing site.
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Within 5 years	Greenfield site
Build Out Rate	20 dwellings per annum	
Achievability	This is a greenfield site, no specific issues in regard to acheivability have been identified.	
Overcoming Constraints	NCC highways have indicated that there may be some requirements for improvements to secure safe access and visibility. It is considered that this can be achieved through the determination of a planning application.	
Trajectory of Development	No specific phasing requirements	
Barriers to Development	No major barriers to the development of the site have been identified	
Conclusion	Subject to overcoming the constraints relating to access and built form, this site is considered to be a suitable and available location for development.	

Site Address	Land west of Brick Kiln Lane	Parish	Shipdham
Current Planning Status	No relevant planning history		
Site Size	2.3	Local Plan Reference	LP[085]006
Greenfield/Brownfield	Greenfield	Proposed Use	Residential
Ownership	Crane		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	57		
Density Calculator	Local Service Centre 25dph		

Constraint	Score	Comment
Access to Site	Amber	May be suitable for allocation but would require footway and access improvements. The existing access is inadequate. Could be an acceptable site if extended through the 'Coal Yard' application. Subject to a safe access and adequate visibility, the Highway Authority would not object if this site were identified as a strategic housing site.
Accessibility to local services	Amber	Within 800m of 3 services
Utilities Capacity	Amber	
Contamination	Green	
Flood Risk	Green	
Market Attractiveness	Green	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	Amber	The Breckland Settlement Fringe Landscape Assessment indicated that the site is situated within the Crows Hill and Thorpe Row Arable Plateau which is a landscape that is classified as having Moderate/ High sensitivity to change.

Townscape	Green	
Biodiversity and Geodiversity	Green	
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Amber	May be suitable for allocation but would require footway and access improvements. The existing access is inadequate. Could be an acceptable site if extended through the 'Coal Yard' application. Subject to a safe access and adequate visibility, the Highway Authority would not object if this site were identified as a strategic housing site.
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Within 5 years	Site is greenfield land
Build Out Rate	25 dwellings per annum	
Achievability	This is greenfield land. Subject to the use of adjoining land to achieve safe access the site is considered to be achievable.	
Overcoming Constraints	NCC highways have indicated that the site has highways constraints. These can be resolved through the use of adjacent land which forms part of application 3PL/2013/0095/O. This land is within the same ownership, so it is not considered to be a fundamental constraint to the development of the site.	
Trajectory of Development	No specific phasing requirements.	
Barriers to Development	Subject to the use of adjoining land to achieve safe access which is in the same ownership, no major barriers to the development have been identified.	
Conclusion	The site is considered to be suitable and available for development, subject to the use of the adjoining land (which is in the same ownership) to achieve access.	

Site Address	Land at and adjacent to 68 Market Street	Parish	Shipdham
Current Planning Status	No relevant planning history		
Site Size	1.0	Local Plan Reference	LP[085]007
Greenfield/Brownfield	Greenfield	Proposed Use	Residential
Ownership	Everett		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential			25
Density Calculator	Local Service Centre 25dph		

Constraint	Score	Comment
Access to Site	Amber	May be suitable for allocation but would require footway and access improvements and achieving an adequate visibility splay. Road Standards would be required and more information has been requested from the site promoter.
Accessibility to local services	Amber	Within 800m of 3 services
Utilities Capacity	Green	
Contamination	Green	
Flood Risk	Green	Site is in flood zone 1
Market Attractiveness	Green	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	Amber	The Breckland Settlement Fringe Landscape Assessment indicated that the site is situated within the Crows Hill and Thorpe Row Arable Plateau which is a landscape that is clasified as having Moderate/ High sensitivity to change.

Townscape	Amber	Site includes the rear gardens of properties on
Biodiversity and Geodiversity	Green	
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Amber	May be suitable for allocation but would require footway and access improvements and achieving an adequate visibility splay. Road Standards would be required and more information has been requested from the site promoter.
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	5-10 years	
Build Out Rate	10 dwellings per annum	
Achievability	The site includes the back gardens of 5 properties and would require the demolition of one to achieve access. The site has been promoted as a single site, however the achievability of the site may be complicated due to the multiple land ownership	
Overcoming Constraints	<p>NCC highways have indicated that improvements would be required to footpaths and access, this is not considered to be a fundamental constraint to the availability of the site. It is thought that this can be achieved through the planning permission.</p> <p>The streetscene in this area comprises a linear development pattern. The design of the scheme will need to have regard to the streetscene, however it is thought that an appropriate design may overcome this constraint.</p>	
Trajectory of Development	No specific phasing requirements.	
Barriers to Development	Subject to the achievability of the site which is in multiple ownerships, no major barriers to the development of the site have been identified.	
Conclusion	Subject to overcoming the constraints relating to access and built form, this site is considered to be a suitable and available location for development.	

Site Address	<input type="text" value="Land adjacent Spring Farm"/>	Parish	<input type="text" value="Shipdham"/>
Current Planning Status	<input type="text" value="3PL/2010/0041/O - New house and garage - REFUSED"/>		
Site Size	<input type="text" value="0.2"/>	Local Plan Reference	<input type="text" value="LP[085]008"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Tufts"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="5"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="Site has severe access constraints"/>
Accessibility to local services	<input type="text" value="Red"/>	<input type="text" value="Distant from services"/>
Utilities Capacity		
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The Breckland Settlement Fringe Landscape Assessment indicated that the site is situated within the Crows Hill and Thorpe Row Arable Plateau which is a landscape that is clasified as having Moderate/ High sensitivity to change."/>
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	

Historic Environment	Green	
Open Space	Green	
Transport and Roads	Red	Local road network is not suitable for increased traffic.
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	

Availability Assessment	
Marketing	
Availability	
Build Out Rate	
Achievability	
Overcoming Constraints	
Trajectory of Development	
Barriers to Development	

Conclusion	The site has a red constraint in relation to access and also distance from services and facilities within the suitability assessment. As such the availability assessment has not been undertaken and the site should be excluded from the assessment.
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Site Address	<input type="text" value="31 Market Street and land west of Swan Lane"/>	Parish	<input type="text" value="Shipdham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="3.34"/>	Local Plan Reference	<input type="text" value="LP[085]009"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Crane"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="83"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Subject to a safe access and adequate visibility and improvements to the footpath network, the Highway Authority would not object if this site were identified as a strategic housing site."/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Within 800m of 3 services"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The Breckland Settlement Fringe Landscape Assessment indicated that the site is situated within the Crows Hill and Thorpe Row Arable Plateau which is a landscape that is clasified as having Moderate/ High sensitivity to change."/>

Townscape	Green	
Biodiversity and Geodiversity	Green	
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Amber	Subject to a safe access and adequate visibility and improvements to the footpath network, the Highway Authority would not object if this site were identified as a strategic housing site.
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Within 5 years	
Build Out Rate	25 dwellings per annum	
Achievability	The site has been promoted for inclusion within the Local Plan. It is considered to be an achievable location for development.	
Overcoming Constraints	NCC highways have indicated that improvements would be required to footpaths and access, this is not considered to be a fundamental constraint to the availability of the site. It is thought that this can be achieved through the planning permission.	
Trajectory of Development	No specific phasing requirements	
Barriers to Development	No major barriers to development	
Conclusion	Subject to overcoming the constraints relating to access and built form, this site is considered to be a suitable and available location for development.	

Site Address	<input type="text" value="Land adjacent Mill House"/>	Parish	<input type="text" value="Shipdham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="5.32"/>	Local Plan Reference	<input type="text" value="LP[085]010"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Crawford"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="133"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="Not suitable for allocation. The local road network is narrow and inadequate. The junction with Mill Road with A1075 (Church Close) is inadequate."/>
Accessibility to local services	<input type="text" value="Green"/>	<input type="text" value="Within 800m of key services"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	

Historic Environment	Green	<p>Not suitable for allocation. The local road network is narrow and inadequate. The junction with Mill Road with A1075 (Church Close) is inadequate.</p>
Open Space	Green	
Transport and Roads	Red	
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	<p>The site has a red constraint in relation to access within the suitability assessment. As such the availability assessment has not been undertaken and the site should be excluded from the assessment.</p>	

Site Address	<input type="text" value="Land south of Chapel Street"/>	Parish	<input type="text" value="Shipdham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="1.4"/>	Local Plan Reference	<input type="text" value="LP[085]011"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Hill"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value=""/>		<input type="text" value="35"/>
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="No means of suitable access"/>
Accessibility to local services	<input type="text" value="Green"/>	<input type="text" value="Site is within 800m of key services"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Amber"/>	<input type="text" value="Site adjoins existing conservation area"/>
Open Space	<input type="text" value="Green"/>	

Transport and Roads	Green
Compatibility with adjoining uses	Green
Local Plan Designation	n/a
Availability Assessment	
Marketing	
Availability	
Build Out Rate	
Achievability	
Overcoming Constraints	
Trajectory of Development	
Barriers to Development	
Conclusion	The site has a red constraint in relation to access and also distance from services and facilities within the suitability assessment. As such the availability assessment has not been undertaken and the site should be excluded from the assessment.

Site Address	<input type="text" value="Land at Snetterton Heath"/>	Parish	<input type="text" value="Snetterton"/>
Current Planning Status	<input type="text" value="Part of site permitted retail 3PL/2013/0473/F. Remainder of site put forward through the Local Plan process"/>		
Site Size	<input type="text" value="26.6"/>	Local Plan Reference	<input type="text" value="LP[087]011"/>
Greenfield/Brownfield	<input type="text" value="Brownfield"/>	Proposed Use	<input type="text" value="Employment"/>
Ownership	<input type="text" value="Macswiney"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text"/>		

Density Calculator

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	
Accessibility to local services	<input type="text" value="Red"/>	<input type="text" value="distant from services but adjacent to employment uses"/>
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="upgrades required to electricity supply"/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	

Open Space	Green
Transport and Roads	Green
Compatibility with adjoining uses	Green
Local Plan Designation	part allocated SNE 02
Availability Assessment	
Marketing	Site has been put forward through the Local Plan for allocation as an employment site
Availability	Within 5 years
Build Out Rate	N/A
Achievability	Car park for the race track would require relocation. Dependant on cost and land availability this may impact on viability
Overcoming Constraints	
Trajectory of Development	unknown
Barriers to Development	loss of car park
Conclusion	
Conclusion	Site is suitable for employment.

Site Address	<input type="text" value="Plot of land off Newton Road"/>	Parish	<input type="text" value="Sporle"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.33"/>	Local Plan Reference	<input type="text" value="LP[092]001"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Executors of Mr W F Tarry"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="8"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	
Accessibility to local services	<input type="text" value="Red"/>	<input type="text" value="Distant from key services"/>
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The site is situated within the North Pickenham Plateau where development considerations include maintaining the historically sparse development pattern and unsettled character of the plateau."/>
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	

Historic Environment	Green	
Open Space	Green	
Transport and Roads	Red	Remote from the settlement and inadequate road network
Compatibility with adjoining uses	Green	
Local Plan Designation		
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the distance from services and facilities the site has been excluded from the study.	

Site Address	<input type="text" value="Land adjacent 29a The Street"/>	Parish	<input type="text" value="Sporle"/>
Current Planning Status	<input type="text" value="3PL/2015/0537/O - Proposed Single Storey dwelling - PERMISSION"/>		
Site Size	<input type="text" value="0.1"/>	Local Plan Reference	<input type="text" value="LP[092]002"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Russell"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="2"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="No clear means of access to the highway"/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Within 800m of 3 services"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The site is situated within the Landscape Character Area 'River Wissey settled tributary farmland' where development considerations include conserving the existing small scale rural road pattern, ensuring that new development within settlements reflects the existing use of local materials, ensuring important views are maintained and monitoring development and boundary treatments to the settlement edges."/>

Townscape	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space	Green
Transport and Roads	Green
Compatibility with adjoining uses	Green
Local Plan Designation	n/a
Availability Assessment	
Marketing	
Availability	
Build Out Rate	
Achievability	
Overcoming Constraints	
Trajectory of Development	
Barriers to Development	
Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the lack of access the site has been excluded from the study.

Site Address	<input type="text" value="Land opposite Wolferton Cottages"/>	Parish	<input type="text" value="Sporle"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.7"/>	Local Plan Reference	<input type="text" value="LP[092]003"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Palmer"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="17"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	
Accessibility to local services	<input type="text" value="Red"/>	<input type="text" value="Distant from services"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The site is situated within the Landscape Character Area 'River Wissey settled tributary farmland' where development considerations include conserving the existing small scale rural road pattern, ensuring that new development within settlements reflects the existing use of local materials, ensuring important views are maintained and monitoring development and boundary treatments to the settlement edges."/>

Townscape	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space	
Transport and Roads	Green
Compatibility with adjoining uses	Green
Local Plan Designation	n/a

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

The availability assessment has not been completed because the site fails the suitability assessment. Due to the distance from services and facilities the site has been excluded from the study.

Site Address	Seven Acres	Parish	Sporle
Current Planning Status	No relevant planning history		
Site Size	2.64	Local Plan Reference	LP[092]004
Greenfield/Brownfield	Greenfield	Proposed Use	Residential
Ownership	Palmer		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential			66
Density Calculator	Local Service Centre 25dph		

Constraint	Score	Comment
Access to Site	Red	The Highway Authority would object to this site in being in the local plan
Accessibility to local services	Amber	Within 800m of 3 services
Utilities Capacity	Green	
Contamination	Green	
Flood Risk	Green	
Market Attractiveness	Green	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	Amber	The site is situated within the Landscape Character Area 'River Wissey settled tributary farmland' where development considerations include conserving the existing small scale rural road pattern, ensuring that new development within settlements reflects the existing use of local materials, ensuring important views are maintained and monitoring development and boundary treatments to the settlement edges.

Townscape	Green	
Biodiversity and Geodiversity	Green	
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Amber	The Highway Authority would object to this site in being in the local plan
Compatibility with adjoining uses	Green	
Local Plan Designation		
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the inability to achieve safe access the site has been excluded from the study.	

Site Address	<input type="text" value="Land to the north of Essex Farm"/>	Parish	<input type="text" value="Sporle"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="3.03"/>	Local Plan Reference	<input type="text" value="LP[092]005"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Palmer"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="75"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Within 800m of 2 services"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The site is situated within the Landscape Character Area 'River Wissey settled tributary farmland' where development considerations include conserving the existing small scale rural road pattern, ensuring that new development within settlements reflects the existing use of local materials, ensuring important views are maintained and monitoring development and boundary treatments to the settlement edges."/>

Townscape	Green	
Biodiversity and Geodiversity	Green	
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Amber	Improvements would be required to the footpath network.
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Within 5 years	Site is greenfield arable land
Build Out Rate	25 dwellings per annum	
Achievability	This is a greenfield site. No major constraints to the achievability of the site have been identified.	
Overcoming Constraints	Improvements would be required to the footpath network. It is considered that this can be secured through any planning permission	
Trajectory of Development	No specific phasing requirements	
Barriers to Development	No major barriers to the development of the site have been identified	
Conclusion		
	The site is considered to be a suitable and available location for new residential development.	

Site Address	Land to the south of Essex Farm	Parish	Sporle
Current Planning Status	No relevant planning history		
Site Size	0.7	Local Plan Reference	LP[092]006
Greenfield/Brownfield	Greenfield	Proposed Use	Residential
Ownership	Palmer		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential			17
Density Calculator	Local Service Centre 25dph		

Constraint	Score	Comment
Access to Site	Red	Not sustainable location. No footpaths. However the site may be viable in combination with 005. The Highway Authority would object to this site in being in the local plan
Accessibility to local services	Amber	Within 800m of 2 services
Utilities Capacity	Green	
Contamination	Green	
Flood Risk	Green	
Market Attractiveness	Green	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	Amber	The site is situated within the Landscape Character Area 'River Wissey settled tributary farmland' where development considerations include conserving the existing small scale rural road pattern, ensuring that new development within settlements reflects the existing use of local materials, ensuring important views are maintained and monitoring development and boundary treatments to the settlement edges.

Townscape

Biodiversity and Geodiversity

Historic Environment

Open Space

Transport and Roads

Not sustainable location. No footpaths. However the site may be viable in combination with 005. The Highway Authority would object to this site in being in the local plan

Compatibility with adjoining uses

Local Plan Designation

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

Site Address	<input type="text" value="Land adjacent to the Pump Station"/>	Parish	<input type="text" value="Sporle"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.16"/>	Local Plan Reference	<input type="text" value="LP[092]007"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Palmer"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="4"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	
Accessibility to local services	<input type="text" value="Red"/>	<input type="text" value="Distant from key services"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Amber"/>	<input type="text" value="Area of Flood Zone 3a to the east of the site"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The site is situated within the Landscape Character Area 'River Wissey settled tributary farmland' where development considerations include conserving the existing small scale rural road pattern, ensuring that new development within settlements reflects the existing use of local materials, ensuring important views are maintained and monitoring development and boundary treatments to the settlement edges."/>

Townscape	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space	Green
Transport and Roads	Green
Compatibility with adjoining uses	Green
Local Plan Designation	n/a

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

The availability assessment has not been completed because the site fails the suitability assessment. Due to the distance from services and facilities the site has been excluded from the study.

Site Address	<input type="text" value="Land adjacent to Edwin Farm"/>	Parish	<input type="text" value="Sporle"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.27"/>	Local Plan Reference	<input type="text" value="LP[092]008"/>
Greenfield/Brownfield	<input type="text" value="Brownfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Palmer"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="6"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	
Accessibility to local services	<input type="text" value="Red"/>	<input type="text" value="Distant from services"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	
Open Space	<input type="text" value="Green"/>	

Transport and Roads	Amber	Remote from the settlement and inadequate road network.
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

The availability assessment has not been completed because the site fails the suitability assessment. Due to the distance from services and facilities the site has been excluded from the study.

Site Address	Land to the rear of the Green Britain Employment Area	Parish	Swaffham
Current Planning Status	Southern section of the site is SW3 which is allocated as an extension to the employment area for employment uses.		
Site Size	12.8	Local Plan Reference	LP[097]001
Greenfield/Brownfield	Greenfield	Proposed Use	Residential
Ownership	Olesen		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	448		
Density Calculator	Edge of Town 35dph		

Constraint	Score	Comment
Access to Site	Red	NCC highways have indicated that there would be severe highways constraints if the site was used for residential, with poor access off Westacre Road.
Accessibility to local services	Amber	Within 800m of 2 services
Utilities Capacity	Amber	Upgrades would be required to the water recycling centres within Swaffham and also the water supply network.
Contamination	Green	
Flood Risk	Green	
Market Attractiveness	Green	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	Amber	The settlement fringe landscape character assessment includes this site within the Hilly Whins Plantation Farmland character area. This character area has a moderate to high sensitivity to change.

Townscape

Biodiversity and Geodiversity

Historic Environment

Open Space

Transport and Roads

NCC highways have indicated that there would be severe highways constraints if the site was used for residential, with poor access off Westacre Road.

Compatibility with adjoining uses

Local Plan Designation

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

Site Address	<input type="text" value="Land to the west of Southlands"/>	Parish	<input type="text" value="Swaffham"/>
Current Planning Status	<input type="text" value="No relevant planning history."/>		
Site Size	<input type="text" value="12.52"/>	Local Plan Reference	<input type="text" value="LP[097]002"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="W J L & J D Dennis"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="438"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="Has severe highways constraints"/>
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Upgrades would be required to the water recycling centres within Swaffham and also the water supply network."/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	

Open Space	Green	
Transport and Roads	Red	Has severe highways constraints
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

NCC highways have indicated that this site has severe highways constraints. This is a red constraint under the suitability assessment, and therefore the availability assessment has not been undertaken and the site has been excluded from the study.

Site Address	<input type="text" value="Land to the north of Beachamwell Road"/>	Parish	<input type="text" value="Swaffham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="11.52"/>	Local Plan Reference	<input type="text" value="LP[097]003"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="W J L & J D Dennis"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="288"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="Site has severe highways constraints"/>
Accessibility to local services	<input type="text" value="Green"/>	
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Upgrades would be required to the water recycling centres within Swaffham and also the water supply network."/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The settlement fringe landscape character assessment includes this site within the Hilly Whins Plantation Farmland character area, which has a moderate to high sensitivity to change. The site creates open views from the west across the site to the east towards the town. It also forms a gateway location into Swaffham from the west."/>

Townscape	Green	
Biodiversity and Geodiversity		
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Red	Site has severe highways constraints
Compatibility with adjoining uses	Amber	Land to the north of the site is protected open space for employment.
Local Plan Designation	n/a	

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion	NCC highways have indicated that this site has severe highways constraints. This is a red constraint under the suitability assessment, and therefore the availability assessment has not been undertaken and the site has been excluded from the study.
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Site Address	<input type="text" value="Land off North Pickenham Road"/>	Parish	<input type="text" value="Swaffham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="4.03"/>	Local Plan Reference	<input type="text" value="LP[097]004"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="W J L & J D Dennis"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="141"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="There are severe highways constraints"/>
Accessibility to local services	<input type="text" value="Red"/>	<input type="text" value="Distant from services"/>
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Upgrades would be required to the water recycling centres within Swaffham and also the water supply network."/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The settlement fringe landscape character assessment includes this site within the Clarence Hills Open Tributary Farmland which has a moderate sensitivity to change. The site is located on a key gateway location into Swaffham from the North Pickenham Road. Directly to the west of the site, the residential development creates a hard edge to the town, whilst the dismantled railway line located to the east of the site creates a more integrated edge."/>

Townscape

Biodiversity and Geodiversity

Historic Environment

Valley Farm a grade II listed building is located to the east of the site, whilst Wood Farmhouse is also grade II listed and located to the north-east of the site.

Open Space

Transport and Roads

There are severe highways constraints

Compatibility with adjoining uses

Local Plan Designation

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

Site Address	<input type="text" value="Land to the west of Westacre Road"/>	Parish	<input type="text" value="Swaffham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="1.1"/>	Local Plan Reference	<input type="text" value="LP[097]005"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Winchester Scase"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="38"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="There are severe highways constraints. West Acre Road is a single track road, the width of the access is constrained by the crossing over the railway line"/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Site is within 800m of some services although 1.8km away from the high school and junior school."/>
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Upgrades would be required to the water recycling centres within Swaffham and also the water supply network."/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The settlement fringe landscape character assessment includes this site within the Hilly Whins Plantation Farmland character area, which has a moderate to high sensitivity to change. The site represents a gateway location to the west of"/>

the town.

Development of land off Westacre Rpad is characterised by low density residential and open arable farmland. Development of this site for residential is likely to have an impact upon the form and character of the area.

Townscape

Biodiversity and Geodiversity

Historic Environment

Open Space

Transport and Roads

There are severe highways constraints. West Acre Road is a single track road, the width of the access is constrained by the crossing over the railway line

Compatibility with adjoining uses

Local Plan Designation

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

Site Address	Land odd New Sporle Road	Parish	Swaffham
Current Planning Status	3PL/2014/1355/O - outline planning application for 51 dwellings decision to grant, currently awaiting the s106 being completed.		
Site Size	2.1	Local Plan Reference	LP[097]006
Greenfield/Brownfield	Greenfield	Proposed Use	Residential
Ownership	Swaffham Town Council		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential			73
Density Calculator	Edge of Town 35dph		

Constraint	Score	Comment
Access to Site	Green	
Accessibility to local services	Green	
Utilities Capacity	Amber	Upgrades would be required to the water recycling centres within Swaffham and also the water supply network.
Contamination	Green	
Flood Risk	Green	
Market Attractiveness	Green	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	Green	
Townscape	Green	
Biodiversity and Geodiversity	Green	
Historic Environment	Green	

Open Space	Green	
Transport and Roads	Green	
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Immediately	Site has planning permission subject to the completion of the section 106 agreement and therefore it can be considered to be immediately available.
Build Out Rate	25 dwellings per annum	
Achievability	The planning application on this site has been determined and the site can therefore be considered to be achievable and viable.	
Overcoming Constraints	The site has been determined as part of a planning application. This has overcome	
Trajectory of Development	n/a	
Barriers to Development	There are no known barriers to the development of this site.	
Conclusion		
Conclusion	Site already has a planning application which is only awaiting the completion of a s106. It is therefore proposed to remove the site from the assessment.	

Site Address	<input type="text" value="Land off New Sporle Road"/>	Parish	<input type="text" value="Swaffham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="3.04"/>	Local Plan Reference	<input type="text" value="LP[097]008"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Hall"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value=""/>		<input type="text" value="75"/>
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="There are moderate highways constraints with this site that can be mitigated"/>
Accessibility to local services	<input type="text" value="Green"/>	
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Upgrades would be required to the water recycling centres within Swaffham and also the water supply network."/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The settlement fringe landscape character assessment includes this site within the Clarence Hills Open Tributary Farmland character area which has a moderate sensitivity to change."/>
Townscape	<input type="text" value="Green"/>	

Biodiversity and Geodiversity	Green	
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Amber	There are moderate highways constraints with this site that can be mitigated
Compatibility with adjoining uses	Amber	The site is within close proximity of the A47, however noise attenuation measures associated with the development site to the north are likely to mitigate against this
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Within 5 years	Site is greenfield land currently in arable use.
Build Out Rate	25 dwellings per annum	
Achievability	The site is a greenfield site within Swaffham, which is surrounded by other residential development. There are no known achievability or viability constraints on this site.	
Overcoming Constraints	<p>This site requires highway improvements in order to achieve safe access and visibility. It is considered that these can be achieved through the conditioning of planning applications.</p> <p>The site borders the A47 and therefore noise attenuation measures maybe required. This can be considered as part of the design of the planning application.</p> <p>The site is also in an area moderate sensivity to change. The design of any scheme would need to have regard to the surrounding landscape.</p> <p>Improvements would be required to the water recycling centre within Swaffham and the water supply network. This can be agreed as part of the planning application.</p>	
Trajectory of Development	n/a	
Barriers to Development	There are no major barriers to development.	
Conclusion	The suitability and availability assessment has not shown any major constraints to the delivery of this site.	

Site Address	Land to the east of Brandon Road	Parish	Swaffham
Current Planning Status	3PL/2016/0068/O - outline planning application for up to 175 dwellings currently being determined		
Site Size	9.5	Local Plan Reference	LP[097]009
Greenfield/Brownfield	Greenfield	Proposed Use	Residential
Ownership	Abel		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="229"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Within 800m of schools and bus stops although distant from shops"/>
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Upgrades would be required to the water recycling centres within Swaffham and also the water supply network."/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The settlement fringe landscape character assessment includes the site within the Clarence Hills Open Tributary Farmland character area which has a moderate sensitivity to change. The site is located on a key gateway location into Swaffham from the Watton direction. There is currently an open edge to the settlement."/>

Townscape	Green	
Biodiversity and Geodiversity	Green	
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Green	
Compatibility with adjoining uses	Amber	The site is surrounded by residential development, any impacts upon amenity are likely to be able to be designed out at the planning application stage.
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Site is within the ownership of a regional house builder.	
Availability	Within 5 years	Site is greenfield land and adjoins the existing development area which is currently under construction by Abels.
Build Out Rate	50 dwellings per annum. Site is owned by a regional housebuilder.	
Achievability	The site has the decision to grant planning permission subject to agreeing the section 106 agreement. The site is therefore considered to be both achievable and viable.	
Overcoming Constraints	<p>Upgrades would be required to the water recycling centre and water supply network. It is considered that this could be overcome as part of the planning application.</p> <p>The site is in an area of moderate sensitivity to change. The design of the scheme would need to consider the setting of the area.</p>	
Trajectory of Development	There are no known constraints which will impact upon the trajectory of development.	
Barriers to Development	No major barriers to the development of this site have been identified through the availability assessment.	
Conclusion	The site has been assessed as being both suitable and available for development. It has the decision to grant planning permission for residential development.	

Site Address	Land to the south of Norwich Road	Parish	Swaffham
Current Planning Status	3PL/2015/0917/O - planning application for up to 185 dwellings has the decision to grant subject to agreement of the section 106.		
Site Size	6.88	Local Plan Reference	LP[097]010
Greenfield/Brownfield	Greenfield	Proposed Use	Residential
Ownership	Murphy		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential			240
Density Calculator	Edge of Town 35dph		

Constraint	Score	Comment
Access to Site	Green	
Accessibility to local services	Amber	Within 800m of shops
Utilities Capacity	Amber	Upgrades would be required to the water recycling centres within Swaffham and also the water supply network.
Contamination	Green	
Flood Risk	Green	
Market Attractiveness	Green	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	Amber	The settlement fringe landscape character assessment includes this site within the Clarence Hills Open Tributary farmland character area. This character area has been assessed as having a moderate sensitivity to change. The site is located on a key gateway into the town from Norwich Road. There are open views to the north of the site towards Swaffham church.

Townscape	Green	
Biodiversity and Geodiversity	Green	
Historic Environment	Green	The Grade II listed Wood Farmhouse is located to the south-east of the site. Development would need to consider the setting of this building. The site is outside of the Swaffham Conservation Area. However there are views from the east towards Swaffham Church which is grade I listed.
Open Space	Green	
Transport and Roads	Amber	The provision of a footway/cycleway and extension of the bus route along Norwich Road is required
Compatibility with adjoining uses	Amber	Impact upon amenity is likely to be able to be mitigated through the design and layout of the application
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Immediately	Site is the subject of a planning application which has the decision to grant.
Build Out Rate	50 dwellings per annum.	
Achievability	There are no known issues impacting upon the achievability or viability of this site	
Overcoming Constraints	It is considered that all constraints will have been overcome as part of the determination of the planning application.	
Trajectory of Development	Site has decision to grant planning approval.	
Barriers to Development	No major barriers to the development of the site have been identified through the assessment.	
Conclusion		
Conclusion	The suitability and availability assessment have not raised any issues with the achievability of the site.	

Site Address	<input type="text" value="Land to the north of the Green
Britain Employment Are"/>	Parish	<input type="text" value="Swaffham"/>
Current Planning Status	<input type="text" value="The site was designated for employment use through the Site Specifics Policies and Proposals DPD as an extension to the existing employment area."/>		
Site Size	<input type="text" value="1.63"/>	Local Plan Reference	<input type="text" value="LP[097]011"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Cavlier"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="57"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="Site has severe highways constraints"/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Within 800m of shops"/>
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Upgrades would be required to the water recycling centres within Swaffham and also the water supply network."/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	

Historic Environment	Green	
Open Space	Green	
Transport and Roads	Red	Site has severe highways constraints
Compatibility with adjoining uses	Amber	The site directly adjoins the A47. Noise attenuation measures would be needed if the site was to be developed for residential.
Local Plan Designation	n/a	
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	NCC highways have indicated that this site has severe highways constraints. This is a red constraint under the suitability assessment, and therefore the availability assessment has not been undertaken and the site has been excluded from the study.	

Site Address	Land off New Sporle Road	Parish	Swaffham
Current Planning Status	Site has planning approval under applications 3PL/2014/0358/O and 3PL/2014/1346/O		
Site Size	7.49	Local Plan Reference	LP[097]012
Greenfield/Brownfield	Greenfield	Proposed Use	Residential
Ownership	Cavalier		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential			262
Density Calculator	Edge of Town 35dph		

Constraint	Score	Comment
Access to Site	Green	
Accessibility to local services	Green	
Utilities Capacity	Amber	Upgrades would be required to the water recycling centres within Swaffham and also the water supply network.
Contamination	Green	
Flood Risk	Green	
Market Attractiveness	Green	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	Green	
Townscape	Green	
Biodiversity and Geodiversity	Green	
Historic Environment	Green	

Open Space	Green	
Transport and Roads	Green	
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Immediately	Site has planning approval
Build Out Rate	25 dwellings per annum	
Achievability	This site has planning approval and therefore it is considered to be achievable and viable.	
Overcoming Constraints	This site has planning approval and therefore the constraints can be considered to have been overcome.	
Trajectory of Development	n/a	
Barriers to Development	No major barriers to development of the site have been identified.	
Conclusion	The site is subject to planning approval and is therefore considered to be available and developable.	

Site Address	Land off Sporle Road	Parish	Swaffham
Current Planning Status	Planning application 3PL/2015/1155/O for up to 130 dwellings has the decision to grant subject to the completion of a s106 agreement		
Site Size	6.27	Local Plan Reference	LP[097]013
Greenfield/Brownfield	Greenfield	Proposed Use	Residential
Ownership	Cavalier		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential			130
Density Calculator	Edge of Town 35dph		

Constraint	Score	Comment
Access to Site	Green	
Accessibility to local services	Amber	Within good access of shops however the site is distant from schools.
Utilities Capacity	Amber	Upgrades would be required to the water recycling centres within Swaffham and also the water supply network.
Contamination	Green	
Flood Risk	Green	
Market Attractiveness	Green	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	Amber	The settlement fringe landscape character assessment classifies this site as being part of the Clarence Hills Open Tributary Farmland character area which has a moderate sensitivity to change.
Townscape	Green	

Biodiversity and Geodiversity	Green	
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Amber	Whilst Sporle Road is currently restricted width, NCC have indicated that with appropriate road widening along its length they would not object to the development subject to conditions
Compatibility with adjoining uses	Amber	Any impacts upon amenity are likely to be able to be designed out through the planning application.
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Immediately	Site has planning permission
Build Out Rate	50 dwellings per annum	
Achievability	The HELAA methodology states that sites with planning permission can be considered to be achievable and viable.	
Overcoming Constraints	The site has planning permission subject to the the agreement of the s106. The site has a constrained capacity of 130 dwellings. The constraints have been overcome through the planning application.	
Trajectory of Development	n/a	
Barriers to Development	No major barriers to the development of the site have been identified.	
Conclusion	The site is considered to be suitable and available for development.	

Site Address	Land to the west of Brandon Road	Parish	Swaffham
Current Planning Status	No relevant planning history		
Site Size	12.34	Local Plan Reference	LP[097]014
Greenfield/Brownfield	Greenfield	Proposed Use	Residential
Ownership	Smith		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	431		
Density Calculator	Edge of Town 35dph		

Constraint	Score	Comment
Access to Site	Green	
Accessibility to local services	Amber	Within good proximity of schools although distant from other services.
Utilities Capacity	Amber	Upgrades would be required to the water recycling centres within Swaffham and also the water supply network.
Contamination	Green	
Flood Risk	Green	
Market Attractiveness	Green	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	Amber	The settlement fringe landscape character assessment included this site within the Hilly Whins Plantation Farmland character area, which has a moderate to high sensitivity to change. The site is located on a gateway location into Swaffham from the Brandon Road, this gateway into the town has been subject to change recently due to the development to the east of Brandon Road. There is currently an open edge

to the settlement in this area. The Breckland Forest SSSI, which forms the SPA is located within 400m of the site to the south. The site is located within 400m of part of the Breckland Forest SPA designated for the protection of Woodlark and Nightjar.

Townscape

Green

Biodiversity and Geodiversity

Amber

The Breckland Forest SSSI, which forms the SPA is located within 400m of the site to the south. The site is located within 400m of part of the Breckland Forest SPA designated for the protection of Woodlark and Nightjar.

Historic Environment

Green

Open Space

Green

Transport and Roads

Green

Compatibility with adjoining uses

Amber

Any impacts upon amenity are likely to be designated out through a planning application.

Local Plan Designation

n/a

Availability Assessment

Marketing

Unknown

Availability

5-10 years

Site is currently in arable use

Build Out Rate

50 dwellings per annum

Achievability

There is no available evidence that this site would not be achievable or viable.

Overcoming Constraints

This site is located to the south of Swaffham. NCC highways have not raised any concerns in regards to the ability to achieve safe access and viability.

The water recycling centre and water supply network would require upgrades to accommodate the growth. This is not an insurmountable constraint and upgrades could be required through a planning application. However this may lead to a time constraint in relation to delivery timescales.

Trajectory of Development

Site would be required to be phased later in order to accommodate improvements to the waste water network and the water supply network.

Barriers to Development

The major barrier to the development of this site would be the requirement for further upgrades to the water recycling centre and water supply network, however it is not considered that this is insurmountable.

Conclusion

The site is considered to be suitable and achievable for residential development.

Site Address	Land to the north and south of Long Lane	Parish	Swaffham
Current Planning Status	No relevant planning history		
Site Size	18.4	Local Plan Reference	LP[097]015
Greenfield/Brownfield	Greenfield	Proposed Use	Residential
Ownership	Cavalier		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	644		
Density Calculator	Edge of Town 35dph		

Constraint	Score	Comment
Access to Site	Amber	The site would need to be accessed by Sporle Road. NCC highways have indicated that the site would need to be considered in conjunction with other land currently being promoted for development and the cumulative impact would need to be considered.
Accessibility to local services	Amber	Within good distance from shops however distant from schools
Utilities Capacity	Amber	Upgrades would be required to the water recycling centres within Swaffham and also the water supply network.
Contamination	Green	
Flood Risk	Green	
Market Attractiveness	Green	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	Amber	The settlement fringe landscape character assessment includes this site within two character areas. It is partly within Washpit Drove

		Open Plateau Farmland which has a moderate-high sensitivity to change. The remainder of the site is within Clarence Hills Open Tributary Farmland which has a moderate sensitivity to change.
Townscape	Green	
Biodiversity and Geodiversity	Green	
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Amber	The site would need to be accessed by Sporle Road. NCC highways have indicated that the site would need to be considered in conjunction with other land currently being promoted for development and the cumulative impact would need to be considered.
Compatibility with adjoining uses	Amber	The site is located adjacent to the A47, noise attenuation measures would be required if the site was to be developed.
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Within 5 years	Site is currently in arable use.
Build Out Rate	50 dwellings per annum	
Achievability	This is a greenfield site. No major constraints regarding achievability or viability have been identified.	
Overcoming Constraints	<p>The site is located off Long Lane, however this is not considered to be suitable for highways access. NCC highways have indicated that access can be achieved from Sporle Road, however this would require improvements, including new footways. It is considered that this could be conditioned as part of a planning application, however it may constrain development.</p> <p>The site is detached from the built extent of Swaffham, and the development would require additional land in order to improve highways access. The development of the scheme may impact upon the landscape and therefore this constraint could be overcome through development with surrounding land.</p> <p>The water cycle study indicates that improvements will be required to the water recycling centre and the water supply network. Whilst this can be achieved it would</p>	

	<p>delay the period before the development could commence.</p> <p>The site is adjacent to the A47 trunk road. Noise attenuation measures would be required.</p>
Trajectory of Development	<p>The development would be required to be phased later within the plan period to accommodate improvements to the water recycling centre and water supply network.</p>
Barriers to Development	<p>No major barriers to the development of this site have been identified which cant be overcome through appropriate design and phasing of the development.</p>
Conclusion	<p>The site is considered to be both suitable and achievable for development</p>

Site Address	<input type="text" value="Land off Princes Street"/>	Parish	<input type="text" value="Swaffham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="2.03"/>	Local Plan Reference	<input type="text" value="LP[097]016"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Haut Ltd"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="71"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="Site has severe highways constraints"/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Within good distance of shops"/>
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Upgrades would be required to the water recycling centres within Swaffham and also the water supply network."/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The settlement fringe landscape character assessment includes this site within the Hilly Whins Plantation Farmland which has a moderate to high sensitivity to change. The study indicates that there are open views across the site."/>
Townscape	<input type="text" value="Green"/>	

Biodiversity and Geodiversity	Green	
Historic Environment	Green	
Open Space	Red	
Transport and Roads	Red	Site has severe highways constraints
Compatibility with adjoining uses	Amber	The site directly adjoins residential development. Impacts upon amenity are likely to be designed out through any planning application.
Local Plan Designation	n/a	
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	NCC highways have indicated that this site has severe highways constraints. This is a red constraint under the suitability assessment, and therefore the availability assessment has not been undertaken and the site has been excluded from the study.	

Site Address	Land to the north Norwich Road	Parish	Swaffham
Current Planning Status	Planning application - 3PL/2015/0550/O 165 dwellings decision to grant planning permission subject to the s106		
Site Size	5.89	Local Plan Reference	LP[097]018
Greenfield/Brownfield	Greenfield	Proposed Use	Residential
Ownership	Manor Oak Homes		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="165"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Within good distant of shops"/>
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Upgrades would be required to the water recycling centres within Swaffham and also the water supply network."/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	<input type="text" value="The settlement fringe landscape character assessment includes this site within the Clarence Hills Open Tributary Farmland which has a moderate sensitivity to change. The site is a gateway location into Swaffham, and there are open views across to the Church."/>
Townscape	<input type="text" value="Green"/>	

Biodiversity and Geodiversity	Green	
Historic Environment	Amber	The site is located next to the Manor House which is a grade II listed building. The impact on the setting of the listed building will need to be considered. The site also offers open views across to the church tower which is a grade I listed building.
Open Space	Green	
Transport and Roads	Amber	They have recommended a range of conditions linked to any planning application to improve the development. This includes the need to provide a continuous footway to Captains Close. Money would also be required for improvements to the bus service within the area.
Compatibility with adjoining uses	Amber	Impacts upon amenity are likely to be designed out through the planning application
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Immediately	Site is subject to a planning application which has the decision to grant
Build Out Rate	50 dwellings per annum	
Achievability	n/a	
Overcoming Constraints	n/a - the constraints to the development of this site are considered to have been overcome through the planning application.	
Trajectory of Development	There are no known issues regarding the trajectory of development.	
Barriers to Development	There are no known major barriers to the development of this site.	
Conclusion	This site has planning permission subject to the approval of the section 106 agreement. Therefore it is considered to be suitable and available for development.	

Site Address	<input type="text" value="Land to the south of Sporle Road"/>	Parish	<input type="text" value="Swaffham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="5.12"/>	Local Plan Reference	<input type="text" value="LP[097]019"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Mallon"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="179"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Within good proximity of shops though distant from other services"/>
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Upgrades would be required to the water recycling centres within Swaffham and also the water supply network."/>
Contamination	<input type="text" value="Amber"/>	<input type="text" value="Site is adjacent to a dismantled railway line and there may be associated contamination"/>
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The settlement fringe landscape character assessment includes this site within Clarence Hills Open Tributary Farmland which has a moderate sensitivity to change."/>
Townscape	<input type="text" value="Green"/>	

Biodiversity and Geodiversity	Green	
Historic Environment	Amber	The site is located next to the Manor House which is a grade II listed building. The impact on the setting of the listed building will need to be considered. The site also offers open views across to the church tower which is a grade I listed building.
Open Space	Green	
Transport and Roads	Amber	NCC highways have provided comments in regard to this site. Sporle Road is currently a constraint to the delivery of the site would need to be widened to cope with the development
Compatibility with adjoining uses	Amber	Impacts upon amenity are likely to be designed out through the planning application
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Within 5 years	Site is greenfield land
Build Out Rate	50 dwellings per annum	
Achievability	This is a greenfield site. No major achievability or viability constraints have been identified as part of this assessment.	
Overcoming Constraints	<p>NCC highways have indicated that access can be achieved from Sporle Road, however this would require improvements, including new footways. It is considered that this could be conditioned as part of a planning application, however it may constrain the development potential of the site.</p> <p>The site is adjacent to the dismantled railway line. There may be contamination in this area and this would need to be considered as part of the planning application.</p> <p>The water cycle study indicates that improvements will be required to the water recycling centre and the water supply network. Whilst this can be achieved it would delay the period before the development could commence.</p>	
Trajectory of Development	Development of this site would require phasing in order for upgrades to the water recycling centre and water supply network to occur.	
Barriers to Development	No major barriers to the developmet of this site have been identified.	
Conclusion	No major constraints to the development of this site for residential have been	

identified through the assessment. The site is considered to be suitable and available for development.

Site Address	Land to the east of Swaffham adjacent to the old railway line	Parish	Swaffham
Current Planning Status	No relevant planning history		
Site Size	6.05	Local Plan Reference	LP[097]020
Greenfield/Brownfield	Greenfield	Proposed Use	Residential
Ownership	Mallon		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential			211
Density Calculator	Edge of Town 35dph		

Constraint	Score	Comment
Access to Site	Red	It is unclear how access to the site would be achieved, without significant improvements.
Accessibility to local services	Red	Distant from services
Utilities Capacity	Amber	Upgrades would be required to the water recycling centres within Swaffham and also the water supply network.
Contamination	Green	
Flood Risk	Green	
Market Attractiveness	Green	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	Amber	The settlement fringe landscape character assessment includes this site across two character areas. The north-west half of the site is included within the Clarence Hills Open Tributary Farmland which has a moderate sensitivity to change. The south-eastern half of the site is included within Washpit Drove Open Plateau Farmland which has a moderate-high sensitivity

to change.

Townscape

Biodiversity and Geodiversity

Historic Environment

Open Space

Transport and Roads

Compatibility with adjoining uses

Local Plan Designation

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

Site Address	<input type="text" value="Land off Bedingfield Road"/>	Parish	<input type="text" value="Swanton Morley"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="2.7"/>	Local Plan Reference	<input type="text" value="LP[098]001"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Brownlow"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="67"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Subject to a safe access and adequate visibility and improvements to the footpath network, the Highway Authority would not object if this site were identified as a strategic housing site"/>
Accessibility to local services	<input type="text" value="Green"/>	<input type="text" value="Within 800m of bus stops, a village hall, shop and public house however distant from other services"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The settlement fringe landscape character assessemtn includes this site within the Northall Green Enclosed Arable Farmland character area which has a moderate sensitivity to change. The assessment notes that there is an open edge to the settlement in this area, with views out to the west."/>

Townscape	Green	
Biodiversity and Geodiversity	Green	
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Amber	Subject to a safe access and adequate visibility and improvements to the footpath network, the Highway Authority would not object if this site were identified as a strategic housing site
Compatibility with adjoining uses	Amber	Any impact upon amenity is likely to be overcome through a planning application
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Within 5 years	Site is currently arable farmland
Build Out Rate	25 dwellings per annum	
Achievability	This is a greenfield site	
Overcoming Constraints	<p>NCC highways have indicated that improvements to the access and visibility may be required. It is considered that this can be achieved with conditions on a planning application. To achieve access to the site, this may however involve the removal of trees.</p> <p>Whilst this is a greenfield site, it is bordered on three sides by existing residential development. Development of the site is unlikely to cause significant harm to the landscape character in the area.</p>	
Trajectory of Development	There are no identified issues which would impact the development trajectory for this site.	
Barriers to Development	There are no known major barriers to the development of this site	
Conclusion	This site is considered to be suitable and available for development.	

Site Address	<input type="text" value="Land off Manns Lane"/>	Parish	<input type="text" value="Swanton Morley"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="1.81"/>	Local Plan Reference	<input type="text" value="LP[098]002"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Harris"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="45"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Subject to a safe access, adequate visibility, improvements to the footpath network to link with local services and the local schools, and mitigation in terms of highway widening."/>
Accessibility to local services	<input type="text" value="Green"/>	<input type="text" value="The site is located within 300m of the primary school and is adjacent the village hall. The main shops and pubs within the village are located within 800m of the site."/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The settlement fringe landscape character assessment includes this site within the Northall Green Enclosed Arable Farmland character area which has a moderate sensitivity to change."/>

Townscape	Green	
Biodiversity and Geodiversity	Green	
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Amber	NCC highways have indicated that the site should only come forward as a part of a comprehensive scheme together with 003 in order to provide meaningful improvements to the local highway network. Subject to a safe access, adequate visibility, improvements to the footpath network to link with local services and the local schools, and mitigation in terms of highway widening.
Compatibility with adjoining uses	Amber	Any specific impact upon amenity is likely to be overcome through a planning application
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Within 5 years	Site is greenfield arable land.
Build Out Rate	25 dwellings per annum	
Achievability	The site is greenfield land. There are no known major constraints to the achievability or viability of the site.	
Overcoming Constraints	NCC highways have indicated that improvements would be needed to the road network, including the provision of footpaths to improve access to facilities. NCC highways have indicated that to develop this site it would need to occur in conjunction with site LP[098]003.	
Trajectory of Development	No specific phasing is required.	
Barriers to Development	No major barriers to the development of this site have been identified subject to it being delivered in conjunction with LP[098]003. This site is in the same ownership so this is not considered to be a barrier.	
Conclusion	The site has been assessed as suitable and available for development.	

Site Address	<input type="text" value="Land adjacent Manns Lane and the primary school"/>	Parish	<input type="text" value="Swanton Morley"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="2.92"/>	Local Plan Reference	<input type="text" value="LP[098]003"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Harris"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="73"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Subject to a safe access, adequate visibility, improvements to the footpath network to link with local services and the local schools, and mitigation in terms of highway widening."/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Adjacent to primary school and village hall although distant from other services"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The settlement fringe landscape character assessment includes this site within the Northall Green Enclosed Arable Farmland character area which has a moderate sensitivity to change."/>

Townscape	Green	
Biodiversity and Geodiversity	Green	
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Amber	NCC highways have indicated that the site should only come forward as a part of a comprehensive scheme together with 002 in order to provide meaningful improvements to the local highway network. Subject to a safe access, adequate visibility, improvements to the footpath network to link with local services and the local schools, and mitigation in terms of highway widening.
Compatibility with adjoining uses	Amber	Any specific impact upon amenity is likely to be overcome through a planning application.
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Within 5 years	Site is greenfield arable land.
Build Out Rate	25 dwellings per annum	
Achievability	The site is greenfield land. There are no known major constraints to the achievability or viability of the site.	
Overcoming Constraints	NCC highways have indicated that improvements would be needed to the road network, including the provision of footpaths to improve access to facilities. NCC highways have indicated that to develop this site it would need to occur in conjunction with site LP[098]002.	
Trajectory of Development	No specific phasing is required.	
Barriers to Development	No major barriers to the development of this site have been identified subject to it being delivered in conjunction with LP[098]002d. This site is in the same ownership so this is not considered to be a barrier.	
Conclusion	The site has been assessed as suitable and available for development.	

Site Address	<input type="text" value="Land off Woodgate Lane"/>	Parish	<input type="text" value="Swanton Morley"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="5.1"/>	Local Plan Reference	<input type="text" value="LP[098]004"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Harris"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="127"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="Woodgate Lane is not suitable for access."/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Within 800m of 3 services"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The settlement fringe landscape character assessment includes this site within the Northall Green Enclosed Arable Farmland character area which has a moderate sensitivity to change. There are open views across this site to the north east."/>
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	

Historic Environment	Amber	The nearest listed building is Kesmark House is grade II is within 150m of the site.
Open Space	Green	
Transport and Roads	Red	NCC highways have indicated that this site is not suitable for allocation due to the inadequate road network in the area.
Compatibility with adjoining uses	Amber	Any specific impact upon amenity is likely to be overcome through a planning application.
Local Plan Designation	n/a	
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The site has been assessed as having a red constraint within the suitability assessment for access. The availability assessment has therefore not been undertaken and the site has been excluded from the assessment.	

Site Address	<input type="text" value="Land to the rear of Kesmark House"/>	Parish	<input type="text" value="Swanton Morley"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.5"/>	Local Plan Reference	<input type="text" value="LP[098]005"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Willis"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="12"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="NCC highways have commented that there is no direct means of access to the highway network. The site should only come forward as a part of a comprehensive scheme together with 009. Subject to a safe access and adequate visibility and improvements to the footpath network."/>
Accessibility to local services	<input type="text" value="Green"/>	
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The settlement fringe landscape character assessment includes this site within two character areas. The southern section of the site is included within the Northall Green Enclosed Arable Farmland character area which has a moderate sensitivity to change. The northern section of the site is included within the"/>

		Woodgate Enclosed Tributary Farmland character area which has a moderate to high sensitivity to change.
Townscape	Amber	Site includes the alnd to the rear of Kesmark House which is grade II listed. Development on Gooseberry Hill is linear with dwellings having there own road frontage.
Biodiversity and Geodiversity	Green	
Historic Environment	Amber	This site is located to the rear of Kesmark House which is a grade II listed building.The site includes part of the garden of the property. Development on this site is likely to impact upon the listed building.
Open Space	Green	
Transport and Roads	Red	NCC highways have commented that there is no direct means of access to the highway network. The site should only come forward as a part of a comprehensive scheme together with 009. Subject to a safe access and adequate visibility and improvements to the footpath network.
Compatibility with adjoining uses	Amber	The site is located to the rear of properties on Goosberry Hill. Depending on the layout of the application there may be an impact on amenity through overlooking
Local Plan Designation	n/a	
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		

Conclusion

The site has been assessed as having a red constraint within the suitability assessment for access. The availability assessment has therefore not been undertaken and the site has been excluded from the assessment.

Site Address	<input type="text" value="Land off Elsing Road"/>	Parish	<input type="text" value="Swanton Morley"/>
Current Planning Status	<input type="text" value="3PL/2015/1456/O - Planning permission granted for two dwellings"/>		
Site Size	<input type="text" value="0.8"/>	Local Plan Reference	<input type="text" value="LP[098]006"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="The Executors of Miss E. M. Hilton"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="20"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	
Accessibility to local services	<input type="text" value="Green"/>	
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	
Open Space	<input type="text" value="Green"/>	

Transport and Roads	Green	
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Immediately	Site has planning permission.
Build Out Rate	2 dwellings per annum.	
Achievability	Site has planning permission and therefore it is considered to be achievable and viable.	
Overcoming Constraints	The site has planning permission and therefore it is considered that the constraints have been overcome.	
Trajectory of Development	n/a - site already has planning permission	
Barriers to Development	Site has planning permission. There are no major barriers to the development of this site.	
Conclusion	The site has been assessed as suitable and available for development.	

Site Address	<input type="text" value="Land between Norwich Road and Woodgate Road"/>	Parish	<input type="text" value="Swanton Morley"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.5"/>	Local Plan Reference	<input type="text" value="LP[098]007"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Barker"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="12"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="NCC would object to the development of this site based on severe highways constraints"/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Distant from all services except doctors surgery"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The settlement fringe landscape character assessment includes this site within the Woodgate Enclosed Tributary Farmland character area which has a moderate-high sensitivity to change. The assessment states that the coalescence of Swanton Morley and Woodgate should be avoided."/>

Townscape	Green	
Biodiversity and Geodiversity	Amber	Whilst the site is not near any environmental designations, there are a number of TPO trees on the site.
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Amber	Highways constraints
Compatibility with adjoining uses	Amber	Any specific impact upon amenity is likely to be overcome through a planning application.
Local Plan Designation	n/a	
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The site has a red category constraint within the suitability assessment for highways. The availability assessment has therefore not been carried out and the site has been excluded from the assessment.	

Site Address	Land off Greengate	Parish	Swanton Morley
Current Planning Status	3PL/2016/0454/O - application for 9 dwellings - decision to grant subject to the completion of the S106 agreement		
Site Size	3.6	Local Plan Reference	LP[098]009
Greenfield/Brownfield	Greenfield	Proposed Use	Residential
Ownership	Large		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="9"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	NCC highways have stated that subject to a safe access and adequate visibility and improvements to the footpath network, the Highway Authority would not object if this site were identified as a strategic housing site.
Accessibility to local services	<input type="text" value="Green"/>	
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	The settlement fringe landscape character assessment includes this site within the Woodgate Enclosed Tributary Farmland character area which has a moderate to high sensitivity to change. The assessment indicates that there is extremely limited capacity to accommodate further development without altering the predominately linear settlement form.

Townscape	Green	
Biodiversity and Geodiversity	Green	
Historic Environment	Amber	The site includes land to the rear of Kesmark House, a grade II listed building. Development of the site may impact upon the setting of the building.
Open Space	Green	
Transport and Roads	Amber	NCC highways have stated that subject to a safe access and adequate visibility and improvements to the footpath network, the Highway Authority would not object if this site were identified as a strategic housing site.
Compatibility with adjoining uses	Amber	Any specific impact upon amenity is likely to be overcome through a planning application.
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Immediately	Part of the site has the decision to grant planning permission.
Build Out Rate	9 dwellings	
Achievability	Part of the site has planning permission for residential development. The site can therefore be considered to be achievable and viable.	
Overcoming Constraints	The site has planning for 9 residential dwellings on land to the north of the site. Whilst the site is larger than this the remainder of the site is constrained by landscape and impact upon the historic environment.	
Trajectory of Development	The site has planning permission and there are no phasing requirements.	
Barriers to Development	There are no major barriers to the development of this site	
Conclusion	The site has planning permission for residential development. It is considered to be suitable and available for development.	

Site Address	<input type="text" value="Land to the east of Middleton Avenue"/>	Parish	<input type="text" value="Swanton Morley"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.12"/>	Local Plan Reference	<input type="text" value="LP[098]011"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Breckland DC"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="3"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Subject to a safe access onto Middleton Avenue and improvements to the adjacent footway link through to Hoe Road East the Highway Authority would not object if this site were identified as a strategic housing site."/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Within 800m of 3 services"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is located in flood zone 1"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The settlement fringe landscape character assessment includes this site within the Northall Green Enclosed Arable Farmland character area which has a moderate sensitivity to change."/>

Townscape	Green	
Biodiversity and Geodiversity	Green	
Historic Environment	Green	
Open Space	Red	Designated open space
Transport and Roads	Amber	NCC highways have indicated that Hoe Road East is unsuitable to cater for additional development by reason of restricted width and lack of pedestrian provision. Subject to a safe access onto Middleton Avenue and improvements to the adjacent footway link through to Hoe Road East the Highway Authority would not object if this site were identified as a strategic housing site.
Compatibility with adjoining uses	Amber	Any specific impact upon amenity is likely to be overcome through a planning application.
Local Plan Designation	n/a	
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The suitability assessment includes a red constraint for open space. The site is currently designated as open space and there is a shortage of open space within Breckland. As the site has a red constraint for suitability, the availability assessment has not been carried out and the site has been excluded from the assessment.	

Site Address	<input type="text" value="Land to the east of Rectory Road"/>	Parish	<input type="text" value="Swanton Morley"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.67"/>	Local Plan Reference	<input type="text" value="LP[098]012"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Swanton Swanton Morley Farms"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="16"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="NCC highways have indicated that subject to a safe access onto Rectory Road, adequate visibility and improvements to the footpath network including Harkers Lane PRow the Highway Authority would not object if this site were identified as a strategic housing site."/>
Accessibility to local services	<input type="text" value="Green"/>	
Utilities Capacity	<input type="text" value="Green"/>	<input type="text" value="The settlement fringe landscape character assessm"/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="The settlement fringe landscape character assessment includes this site within the Northall Green Enclosed Arable Farmland character area which has a moderate sensitivity to change."/>

Townscape	Green	
Biodiversity and Geodiversity	Green	
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Amber	NCC highways have indicated that subject to a safe access onto Rectory Road, adequate visibility and improvements to the footpath network including Harkers Lane PRow the Highway Authority would not object if this site were identified as a strategic housing site.
Compatibility with adjoining uses	Amber	Any specific impact upon amenity is likely to be overcome through a planning application.
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Within 5 years	Site is greenfield arable land
Build Out Rate	8 dwellings per annum	
Achievability	The site is greenfield arable land. There are no known issues in relation to the achievability of the site or viability	
Overcoming Constraints	<p>The site is located to the north of Swanton Morley with good access to the services and facilities within the village. The site forms part of a wider arable field and offers open views towards the north-west of the parish which is an area of higher sensitivity to change. Any development of this site would need to have consideration to the wider landscape setting.</p> <p>NCC highways have indicated that the site can achieve safe highways access subject to improvements being made to the local road network. It is considered that this can be achieved through conditions.</p>	
Trajectory of Development	No specific phasing requirements	
Barriers to Development	No major barriers to development have been identified through this assessment.	
Conclusion	The site has been assessed as being suitable and available for development.	

Site Address	<input type="text" value="Land off Rectory Road"/>	Parish	<input type="text" value="Swanton Morley"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="4.91"/>	Local Plan Reference	<input type="text" value="LP[098]013"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Swanton Morley Farms"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="122"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Improvements would be required to secure access"/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Site is located close to the shop and public house"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is located within flood zone 1"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	<input type="text" value="Site is in an area of moderate sensitivity to change"/>
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	

Open Space	Green	
Transport and Roads	Green	
Compatibility with adjoining uses	Green	Site adjoins residential development
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Yes	
Availability	Within 5 years	Site is greenfield arable farmland
Build Out Rate	50 dwellings per annum	
Achievability	This is a greenfield site. No barriers to the achievability and viability of the site have been noted through the assessment.	
Overcoming Constraints	NCC highways have indicated that improvements would be required to achieve safe access. However it is considered that this constraint can be overcome through conditions on the planning application. Improvements to Rectopy Road and Town Street for the construction of adjoining development have also helped to overcome this issue.	
Trajectory of Development	No specific phasing requirements which would impact upon the phasing of development.	
Barriers to Development	No major barriers to the development of the site have been identified through the assessment	
Conclusion		
Conclusion	The site is located to the north of the village, adjacent to existing residential development. It also has good access to the services and facilities within the town. The site is considered to be a suitable and available for development.	

Site Address	Land between Manns Lane and Hoe Road East	Parish	Swanton Morley
Current Planning Status	No relevant planning history		
Site Size	3.69	Local Plan Reference	LP[098]014
Greenfield/Brownfield	Greenfield	Proposed Use	Residential
Ownership	Harris		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential			92
Density Calculator	Local Service Centre 25dph		

Constraint	Score	Comment
Access to Site	Green	Site can be accessed from Manns Lane improvements would bhe required
Accessibility to local services	Amber	Site is adjacent to the primary school
Utilities Capacity	Green	
Contamination	Green	
Flood Risk	Green	Site is located within flood zone 1
Market Attractiveness	Green	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	Green	
Townscape	Green	
Biodiversity and Geodiversity	Green	
Historic Environment	Amber	Site adjoins the primary school which is grade II

		listed. Development may impact upon the setting of the listed building.
Open Space	Green	
Transport and Roads	Amber	Improvements to the local road network would be required.
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Within 5 years	Site is greenfield land
Build Out Rate	25 dwellings per annum	
Achievability	This is a greenfield site. No major impact upon achievability or availability have been identified through the assessment.	
Overcoming Constraints	<p>NCC highways have indicated that this site could be accessed from Manns Lane. Improvements would be required to the local road network to achieve this, however this may include third party land. It is considered that this could be conditioned as part of any planning application.</p> <p>The site is located adjacent to the primary school. The main school building is grade II listed and any development would need to consider the setting of the development. It is considered that this constraint can be overcome through appropriate design.</p>	
Trajectory of Development	No specific phasing requirements have been identified for this site.	
Barriers to Development	No major barriers to the development have been identified through the assessment.	
Conclusion	The site is considered to be suitable and available for development.	

Site Address	<input type="text" value="Land off Two Fields Way"/>	Parish	<input type="text" value="Bawdeswell"/>
Current Planning Status	<input type="text" value="Site has the decision to grant planning permission subject to the completion of the s106 for 36 dwellings"/>		
Site Size	<input type="text" value="1.7"/>	Local Plan Reference	<input type="text" value="LP[004]008"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership			

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="36"/>		
Density Calculator	<input type="text" value="Local Service Centre 25 dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	
Accessibility to local services	<input type="text" value="Green"/>	
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	
Open Space	<input type="text" value="Green"/>	

Transport and Roads	Green
Compatibility with adjoining uses	Green
Local Plan Designation	n/a
Availability Assessment	
Marketing	Unknown
Availability	Immediately
Build Out Rate	20 dwellings per annum
Achievability	The site has planning permission so it is considered to be achievable.
Overcoming Constraints	The planning permission will have ensured any constraints are overcome.
Trajectory of Development	No specific phasing requirements
Barriers to Development	No major barriers to the development of the site
Conclusion	The site has the decision to grant planning permission. It is considered to be a suitable and available location through the assessment.

Site Address	<input type="text" value="Land adjacent to Ashill Voluntary Controlled Primary School"/>	Parish	<input type="text" value="Ashill"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.8"/>	Local Plan Reference	<input type="text" value="LP[001]009"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Ashill Parish Council"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="20"/>		
Density Calculator	<input type="text" value="Local Service Centre 25 dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	
Accessibility to local services	<input type="text" value="Green"/>	
Utilities Capacity		
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Amber"/>	
Biodiversity and Geodiversity	<input type="text" value="Amber"/>	
Historic Environment	<input type="text" value="Green"/>	

Open Space	Amber	Site is situated upon designated open space
Transport and Roads	Green	
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Within 5 years	The site has been submitted as a land representation through the Local Plan; however, in order for the site to come forward alternative allotment land would need to be provided.
Build Out Rate	20 per annum	
Achievability	The site is situated upon allotment land and has been submitted through the Local Plan process. It is therefore considered that the site is achievable and viable.	
Overcoming Constraints	The site is designated open space and any development on the site would need to provide alternative allotment land in order for the site to come forward.	
Trajectory of Development	No specific phasing requirements	
Barriers to Development	The major barrier for development is the need for alternative allotment land to be provided.	
Conclusion	The site is considered to be suitable, but the availability of the site would hinge upon alternative allotment land being provided within the village. If this can be overcome then it is considered that the site is suitable and available. Discussions with the Parish Council indicate that they are in the process of seeking to find an alternative piece of land to replace the allotment.	

Site Address	<input type="text" value="Land to the rear of Old Hall Farm"/>	Parish	<input type="text" value="Ashill"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.4"/>	Local Plan Reference	<input type="text" value="LP[001]010"/>
Greenfield/Brownfield	<input type="text" value="Brownfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Ashill Parish Council"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="10"/>		
Density Calculator	<input type="text" value="Local Service Centre 25 dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	
Accessibility to local services	<input type="text" value="Red"/>	
Utilities Capacity		
Contamination	<input type="text" value="Amber"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	
Open Space	<input type="text" value="Green"/>	

Transport and Roads

Compatibility with adjoining uses

Local Plan Designation

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

Site Address	<input type="text" value="land to the south of Heath Road"/>	Parish	<input type="text" value="Banham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="1.7"/>	Local Plan Reference	<input type="text" value="LP[003]010"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership			

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="42"/>		
Density Calculator	<input type="text" value="Local Service Centre 25 dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Unknown"/>
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity		
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Amber"/>	<input type="text" value="Site is subject to surface water flooding (approx 40% of site)"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="Site is situated with an area of Moderate-High landscape sensitivity"/>
Townscape	<input type="text" value="Amber"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	

Open Space	Green
Transport and Roads	Amber
Compatibility with adjoining uses	Amber
Local Plan Designation	n/a

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

The site has failed the suitability assessment based on surface water flooding on the site. As a result an availability assessment has not been carried out. It is considered that the site should be removed from the study.

Site Address	<input type="text" value="Land to the north of Heath Road"/>	Parish	<input type="text" value="Banham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="2.58"/>	Local Plan Reference	<input type="text" value="LP[003]011"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership			

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="64"/>		
Density Calculator	<input type="text" value="Local Service Centre 25 dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	<input type="text" value="Unknown"/>
Accessibility to local services	<input type="text" value="Green"/>	
Utilities Capacity		
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Amber"/>	<input type="text" value="50% of the site is subject to 1 in 1000 year surface water flooding"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="Site is situated with an area of Moderate-High landscape sensitivity"/>
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	

Open Space	Green	
Transport and Roads	Green	
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Within 5 years	If it can be demonstrated that the
Build Out Rate	25 per annum	
Achievability	The site has been submitted through the Local Plan process and is therefore considered to be achievable and viable	
Overcoming Constraints	Surface water flooding and landscape sensitivity would need to be addressed in order for the site to come forward.	
Trajectory of Development	No specific phasing requirements	
Barriers to Development	There are not specific barriers to development; however, constraints would need to be overcome before the site can come forward.	
Conclusion	The site is considered to be suitable, but the availability of the site would hinge upon constraints being overcome. If it can be demonstrated that development would not harm the landscape character and can overcome surface water flooding then it is considered that the site is suitable and available.	

Site Address	<input type="text" value="Land off Greyhound lane"/>	Parish	<input type="text" value="Banham"/>
Current Planning Status	<input type="text" value="No Relevant planning history"/>		
Site Size	<input type="text" value="1.28"/>	Local Plan Reference	<input type="text" value="LP[003]012"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership			

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="32"/>		
Density Calculator	<input type="text" value="Local Service Centre 25 dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Developer funded works have recently been carried out to improve visibility at the junction of Greyhound Lane and Crown Street. The Highway Authority have historically raised concerns regarding intensification of vehicle movements at this junction. If this site is to be developed it should be demonstrated that the current junction layout is suitable to cater for additional development. Subject to a safe access onto Greyhound Lane, adequate visibility, improvements to the footpath network, and mitigation in terms of highway widening, the Highway Authority would not object if this site in being in the Local Plan."/>
Accessibility to local services	<input type="text" value="Green"/>	
Utilities Capacity		
Contamination	<input type="text" value="Green"/>	<input type="text" value="Greenfield land"/>
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment

Nationally and Locally Significant Landscapes	Amber	Situated within area of Moderate-High Landscape sensitivity
Townscape	Amber	
Biodiversity and Geodiversity	Green	
Historic Environment	Amber	The site adjoins the conservation area
Open Space	Green	
Transport and Roads	Amber	Developer funded works have recently been carried out to improve visibility at the junction of Greyhound Lane and Crown Street. The Highway Authority have historically raised concerns regarding intensification of vehicle movements at this junction. If this site is to be developed it should be demonstrated that the current junction layout is suitable to cater for additional development. Subject to a safe access onto Greyhound Lane, adequate visibility, improvements to the footpath network, and mitigation in terms of highway widening, the Highway Authority would not object if this site is being in the Local Plan.
Compatibility with adjoining uses	Amber	Adjoining designated open space & Conservation area
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Within 5 years	If it can be demonstrated that the junction of Greyhound Lane is suitable for additional traffic then the site could feasibly come forward within the next 5 years.
Build Out Rate	25 per annum	
Achievability	The site has been submitted through the Local Plan process and is therefore considered to be achievable and viable	
Overcoming Constraints	It must be demonstrated that the junction at Greyhound lane is suitable for additional volumes of traffic. It must also be demonstrated that the site would not have an impact upon the adjoining conservation area.	
Trajectory of Development	No specific phasing requirements	

Barriers to Development

The major barrier for development is the need for alternative allotment land to be provided.

Conclusion

The site is considered to be suitable, but the availability of the site would hinge upon constraints being overcome. If it can be demonstrated that development would not harm the significance and character of the conservation area and the additional growth would not have an impact upon the junction then it is considered that the site is suitable and available.

Site Address	<input type="text" value="Land to the south of Quidenham Road"/>	Parish	<input type="text" value="Harling"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="6.04"/>	Local Plan Reference	<input type="text" value="LP[042]019"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Ms Hetherington"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="150"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Amber"/>	<input type="text" value="Site is detached from village core"/>
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Red"/>	<input type="text" value="Site is detached from village settlement boundary. New development could impact upon the gateway into the village"/>
Biodiversity and Geodiversity	<input type="text" value="Green"/>	

Historic Environment	Green	
Open Space	Green	Development of the site would be expected to provide on-site open space
Transport and Roads	Red	Quidenham Road is restricted width and development of this sit would impact upon the highway network
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

The site has received a red score in the suitability assessment for transport and townscape, therefore the availability assessment has not been completed.

Site Address	<input type="text" value="Land to the north of Kenninhall Road"/>	Parish	<input type="text" value="Harling"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="3.19"/>	Local Plan Reference	<input type="text" value="LP[042]020"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Ms Hetherington"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="80"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Improvements would be needed to overcome access constraints"/>
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity		
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Amber"/>	<input type="text" value="Site is located at the edge of Harling and development would need to respect the gateway location."/>
Biodiversity and Geodiversity	<input type="text" value="Green"/>	

Historic Environment	Green	
Open Space	Green	Site would be expected to provide onsite open space.
Transport and Roads	Amber	Improvements would be needed to the highways network including new footways.
Compatibility with adjoining uses	Green	Land to the west of the site is being developed as residential
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Immediately	Greenfield site
Build Out Rate	25 dwellings per annum	
Achievability	This is a greenfield site. There are no known constraints to the viability of the site.	
Overcoming Constraints	Any constraints can be overcome through the planning application stage.	
Trajectory of Development	No specific phasing requirements	
Barriers to Development	No major barriers to the development of the site have been identified through the assessment.	
Conclusion	This site is considered to be in a suitable location for development and it is considered to be available for development.	

Site Address	<input type="text" value="Land to the east of Shipdham Road"/>	Parish	<input type="text" value="Dereham"/>
Current Planning Status	<input type="text" value="3PL/2015/1490/O - planning application for 290 dwellings - currently being determined"/>		
Site Size	<input type="text" value="24.09"/>	Local Plan Reference	<input type="text" value="LP[025]030"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Glavenhill Strategic Land Limited"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="300"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Access to the site is from Shipdham Road some improvements would be required"/>
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Improvements to the waste water network within the town would be required"/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Amber"/>	<input type="text" value="Majority of site is located within flood zone 1, there are areas of flood zone 3a land within the site which would need to be excluded"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Amber"/>	<input type="text" value="Site is located on the southern gateway into the town which maybe sensitive to change"/>

Biodiversity and Geodiversity	Green	
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Amber	Off site highways improvements would be required around Tavern Lane for any major development
Compatibility with adjoining uses	Green	Site adjoins residential development to the north
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Immediately	The site is currently the subject of a planning application, it is also a greenfield site which suggests that the site can be considered to be immediately available for development.
Build Out Rate	50 dwellings per annum	
Achievability	The site is currently the subject of a planning application and as such it can be considered to be available for development. There are no known viability constraints which would impact upon the achievability of the site.	
Overcoming Constraints	<p>Anglian Water have noted that development within Dereham would need to be subject to phasing to ensure upgrades occur to the water recycling centre.</p> <p>The River Tud runs to the south of the site. There are a number of areas of flood risk within this site which constrains the development area. The development potential of this site has therefore been reduced to avoid the areas at risk of flooding.</p> <p>Highways improvements will be required in order to achieve safe access. NCC highways have confirmed that this is possible, so it shouldn't constrain the development of the site. In addition wider transport improvements within Dereham are required particularly around the Tavern Lane junction. These scheme would be expected to contribute towards these improvements. This could be secured via a section 106 agreement.</p> <p>The site is located to the south of the town on the southern gateway into Dereham. The design of the scheme would need to have regard to the gateway setting. The design of the scheme will also need to have regard to its close proximity to Westfield village.</p>	
Trajectory of Development	This site would need to be phased later in the plan period to have regard to the required upgrades to the waster water recycling centre.	
Barriers to Development	No major barriers to the development of the scheme have been identified. However the constraints check shows the requirement for a reduction in the scheme size.	

Conclusion

The site has been assessed as being both suitable for development and available. Due to the constraints within the site, this does have an impact upon the available area for development and leads to a reduction in the development potential of the site.

Site Address	<input type="text" value="Land between Tittleshall Road and Pound Lane"/>	Parish	<input type="text" value="Litcham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="13.8"/>	Local Plan Reference	<input type="text" value="LP[054]006"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Foster"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>

Development Potential

Density Calculator

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="NCC highways have indicated that the site has severe highways constraints"/>
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	<input type="text" value="No known contamination"/>
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Amber"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Amber"/>	
Biodiversity and Geodiversity	<input type="text" value="Amber"/>	
Historic Environment	<input type="text" value="Amber"/>	<input type="text" value="Site is adjacent to the Litcham conservation area"/>

Open Space	Amber	Site would be expected to provide onsite open space
Transport and Roads	Red	NCC highways have indicated that the site has severe highways constraints
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

The site availability assessment has not been completed as the site has a red constraint for highways within the suitability assessment. The site should therefore be removed from the study.

Site Address	<input type="text" value="Land to the north of Lexham Road"/>	Parish	<input type="text" value="Liticham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="7.49"/>	Local Plan Reference	<input type="text" value="LP[054]007"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Foster"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="187"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="NCC highways have indicated that the site has severe highways constraints"/>
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity		
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Amber"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Amber"/>	
Biodiversity and Geodiversity	<input type="text" value="Amber"/>	
Historic Environment	<input type="text" value="Amber"/>	<input type="text" value="Site is adjacent to the conservation area. Development of this site may impact upon the"/>

		setting of the conservation area.
Open Space	Green	Due to the size of the site it would be expected to provide onsite open space
Transport and Roads	Red	NCC highways have indicated that the site has severe highways constraints
Compatibility with adjoining uses	Green	Site is adjacent to residential development
Local Plan Designation	n/a	
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The site has red constraints within the suitability assessment, therefore the availability assessment has not been completed and the site has been excluded from the study.	

Site Address	Land between Eastgate Street and Back Lane	Parish	North Elmham
Current Planning Status	3PL/2016/0305/O - planning application for 11 dwellings currently being determined		
Site Size	1.43	Local Plan Reference	LP[070]013
Greenfield/Brownfield	Greenfield	Proposed Use	Residential
Ownership	Thompson		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential			36
Density Calculator	Local Service Centre 25dph		

Constraint	Score	Comment
Access to Site	Red	NCC highways have indicated that the site has severe access constraints
Accessibility to local services	Amber	
Utilities Capacity		
Contamination	Green	
Flood Risk	Green	
Market Attractiveness	Amber	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	Amber	
Townscape	Red	
Biodiversity and Geodiversity	Amber	Site is adjacent to a TPO group
Historic Environment	Red	The site is located inside the conservation area

		and adjacent to listed buildings
Open Space	Green	Due to the size of site it would be expected to provide onsite open space.
Transport and Roads	Red	NCC highways have indicated that the site has severe access constraints
Compatibility with adjoining uses	Amber	
Local Plan Designation	n/a	
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The availability assessment has not been completed as the site has red constraints within the suitability assessment for both highways and impact upon the historic environment.	

Site Address	<input type="text" value="Land to the north of Eastgate Street"/>	Parish	<input type="text" value="North Elmham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="3.8"/>	Local Plan Reference	<input type="text" value="LP[070]014"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Thompson"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="95"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="Site requires use of third party land to achieve access"/>
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity		
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Amber"/>	<input type="text" value="An area of flood zone 2 land runs through the centre of the site"/>
Market Attractiveness	<input type="text" value="Amber"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	
Townscape	<input type="text" value="Red"/>	<input type="text" value="Development of this site would upon the townscape."/>
Biodiversity and Geodiversity	<input type="text" value="Amber"/>	

Historic Environment	Red	Site is located inside the conservation area. Development of the site would impact upon the setting of the conservation area.
Open Space	Green	Due to the size of the site it would be expected to provide onsite open space
Transport and Roads	Red	NCC highways have indicated that they would object to the development of this site on highways grounds
Compatibility with adjoining uses	Amber	
Local Plan Designation	n/a	
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The site has red constraint within the suitability assessment in relation to highways and impact upon the historic environment. For this reason the availability assessment has not been completed and the site has been excluded from the study.	

Site Address	<input type="text" value="Land to the rear of Greenhouse"/>	Parish	<input type="text" value="Old Buckenham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="3.4"/>	Local Plan Reference	<input type="text" value="LP[074]015"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Burton"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value=""/>		<input type="text" value="85"/>
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="Access to the site would require the use of third party land."/>
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity		
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Amber"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Red"/>	<input type="text" value="Due to the sites position it would impact upon the openness of the conservation area and village green"/>
Biodiversity and Geodiversity	<input type="text" value="Green"/>	

Historic Environment	Red	Site is located inside the conservation area and adjacent to the listed buildings. Development of this site is likely to impact upon the significance of the listed buildings
Open Space	Green	Due to the size of the site it would be expected to provide onsite open space
Transport and Roads	Red	No clear access to the site, NCC highways have indicated that they would object to the development of the site
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The site has red constraints for access, highways, heritage and townscape. For these reasons the site has failed the suitability assessment and the availability assessment has not been undertaken and the site has been excluded from the study.	

Site Address	<input type="text" value="Land off Pound Green Lane"/>	Parish	<input type="text" value="Shipdham"/>
Current Planning Status	<input type="text" value="3PI/2011/0382/F - 11 dwellings - withdrawn"/>		
Site Size	<input type="text" value="1.05"/>	Local Plan Reference	<input type="text" value="LP[085]012"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Greenfield"/>
Ownership	<input type="text" value="Dixon"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value=""/>		<input type="text" value="26"/>
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Access to the site can be achieved from Pound Green Lane however improvements would be required."/>
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity		
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Flood zone 1"/>
Market Attractiveness	<input type="text" value="Amber"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Red"/>	<input type="text" value="Site is locate3d to the rear of existing properties, development would have a negative impact on the form and character of the area"/>
Biodiversity and Geodiversity	<input type="text" value="Green"/>	

Historic Environment	Green	
Open Space	Green	Due to the size of the site it would be expected to provide
Transport and Roads	Amber	Access to the site can be achieved from Pound Green Lane however improvements would be required.
Compatibility with adjoining uses	Amber	Site is located adjacent to residential development. The access road to the site would surround an existing dwelling which could impact upon the amenity of the dwelling.
Local Plan Designation	n/a	

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

This site includes a red constraint for impact upon the townscape. The site has failed the suitability assessment and therefore the availability assessment has not been undertaken.

Site Address	<input type="text" value="Land to the rear of The Street"/>	Parish	<input type="text" value="Sporle"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="1.24"/>	Local Plan Reference	<input type="text" value="LP[092]009"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Bartley"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="31"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="NCC highways have indicated that the site has severe highways constraints and they would object to its inclusion within the plan."/>
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Amber"/>	<input type="text" value="Site is border by a dismatled railway, potential for contamination"/>
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is in flood zone 1"/>
Market Attractiveness	<input type="text" value="Amber"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Red"/>	<input type="text" value="Site is located to the rear of properties on The Street. Development in this area would impact upon the form and character of the village"/>

Biodiversity and Geodiversity	Green	
Historic Environment	Green	
Open Space	Green	Due to the size of site it would be expected to provide onsite open space
Transport and Roads	Red	NCC highways have indicated that the site has severe highways constraints and they would object to its inclusion within the plan.
Compatibility with adjoining uses	Amber	Residential development borders this site to the west. Development on land may impact upon the amenity of those dwellings
Local Plan Designation	n/a	

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

The site includes red constraints within the suitability assessment for access and impact upon traffic and roads. Due to these red constraints the availability assessment has not been undertaken and the site should be excluded from the assessment.

Site Address	<input type="text" value="Land between Sharman Avenue and Saham Road"/>	Parish	<input type="text" value="Watton"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="2.19"/>	Local Plan Reference	<input type="text" value="LP[104]019"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Isotta-Day"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="77"/>		
Density Calculator	<input type="text" value="Edge of Town 35 dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	<input type="text" value="NCC highways have confirmed that safe access can be achieved to the site"/>
Accessibility to local services	<input type="text" value="Green"/>	
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is located within flood zone 1"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	<input type="text" value="Site is adjacent to existing residential development"/>
Biodiversity and Geodiversity	<input type="text" value="Green"/>	

Historic Environment	Amber	There is a non-designated heritage asset located adjacent to the access to the site on Saham Road
Open Space	Green	Due to the size of the site it would be expected to provide onsite open space
Transport and Roads	Green	NCC highways have indicated that the site will not have a severe impact upon the highway impact
Compatibility with adjoining uses	Green	Site is adjacent to existing residential developmen
Local Plan Designation	Proposed allocation	
Availability Assessment		
Marketing	Unknown	
Availability	Immediately	Site has been promoted for residential development through the Local Plan. It is currently agricultural land and there are no indications as to why it would not be available immediately
Build Out Rate	25 dwellings per annum	
Achievability	Greenfield site adjacent to existing residential development. Site has been promoted for development through the Local Plan, which indicates that it is available for development. The suitability assessment has not noted any issues which are likely to impact upon the viability of the scheme.	
Overcoming Constraints	Access to the site should be achieved from Sharman Avenue to avoid implications on the non-designated heritage assets. No other constraints in relation to the development of the site have been identified.	
Trajectory of Development	Development on the site would be expected to be completed within three years following commencement.	
Barriers to Development	No major barriers to the development of the site have been identified	
Conclusion	No major constraints to the development of the site have been identified through the HELAA. It is considered to represent a suitable, available and achievable location for development.	

Site Address	<input type="text" value="Carnegie Rooms, Cage Lane"/>	Parish	<input type="text" value="Thetford"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.2"/>	Local Plan Reference	<input type="text" value="LP[099]002"/>
Greenfield/Brownfield	<input type="text" value="Brownfield"/>	Proposed Use	<input type="text" value="Retail"/>
Ownership	<input type="text" value="Thetford Town Council"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text"/>		
Density Calculator	<input type="text" value="n/a"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	
Accessibility to local services	<input type="text" value="Green"/>	
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Amber"/>	<input type="text" value="Unknown existing development on site"/>
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is located within flood zone 1"/>
Market Attractiveness	<input type="text" value="Amber"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Amber"/>	<input type="text" value="Town centre site however would need to have regard to the setting of the historic assets"/>
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Amber"/>	<input type="text" value="Site is adjacent to the grade II listed Guildhall. Redevelopment of the site would need to have"/>

		regards to its setting
Open Space	Green	
Transport and Roads	Green	
Compatibility with adjoining uses	Amber	Town centre site however would need to have regard to the setting of the Guildhall
Local Plan Designation	n/a	
Availability Assessment		
Marketing	No	
Availability	10-15 years	Site currently includes a community centre. This would require relocation which would delay its availability
Build Out Rate	n/a	
Achievability	Additional costs related to the redevelopment of this site would include demolition and also any relocation costs of the constraints	
Overcoming Constraints		
Trajectory of Development	This site is considered to be available in the medium term	
Barriers to Development	Site is not currently being promoted for redevelopment by the owners. Redevelopment of the site would also require the relocation of the community centre	
Conclusion		
	The site is located in a prime location for retail development with good frontage onto Well Street. There are however additional costs associated with the development particularly the need for the relocation of the community centre and the need for the design of any scheme to be sensitive to heritage assets. The site would therefore not be available for retail development in the short term, but is more likely to be available in the later within the plan period.	

Site Address	<input type="text" value="Land off Minstergate"/>	Parish	<input type="text" value="Thetford"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="1.75"/>	Local Plan Reference	<input type="text" value="LP[099]003"/>
Greenfield/Brownfield	<input type="text" value="Brownfield"/>	Proposed Use	<input type="text" value="Retail"/>
Ownership	<input type="text" value="Multiple Owners"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text"/>		
Density Calculator	<input type="text" value="n/a"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	<input type="text" value="There is existing access to the site from Minstergate"/>
Accessibility to local services	<input type="text" value="Green"/>	
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Amber"/>	<input type="text" value="Existing buildings on site the potential for contamination is unknown"/>
Flood Risk	<input type="text" value="Amber"/>	<input type="text" value="Site is located within flood zone 2"/>
Market Attractiveness	<input type="text" value="Amber"/>	<input type="text" value="Nhot a prime retail location"/>
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Amber"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Amber"/>	<input type="text" value="Site is located adjacent to the conservation area"/>

and also to the grade II listed Charles Burrell museum

Open Space

Transport and Roads

Compatibility with adjoining uses

Local Plan Designation

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

Site Address	<input type="text" value="Land at Riverside Walk"/>	Parish	<input type="text" value="Thetford"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.96"/>	Local Plan Reference	<input type="text" value="LP[099]005"/>
Greenfield/Brownfield	<input type="text" value="Brownfield"/>	Proposed Use	<input type="text" value="Retail"/>
Ownership	<input type="text" value="Multiple Ownership"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text"/>		
Density Calculator	<input type="text" value="n/a"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	
Accessibility to local services	<input type="text" value="Green"/>	
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Amber"/>	
Flood Risk	<input type="text" value="Amber"/>	<input type="text" value="Site is located within flood zone 2"/>
Market Attractiveness	<input type="text" value="Amber"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Amber"/>	<input type="text" value="Site is located within the conservation area and adjacent to a number of listed buildings."/>

Open Space	Green	
Transport and Roads	Green	
Compatibility with adjoining uses	Green	Located within the designated town centre
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	10-15 years	Site is currently occupied, therefore it would only become available later in the plan period.
Build Out Rate	n/a	
Achievability	The site includes existing development which would need to be demolished in order to allow for the intensification of the site. This may impact upon the viability of the scheme.	
Overcoming Constraints	Site is located within flood zone 2. The design of the scheme will need to mitigate any implications of this. Furthermore the design would have to have regard to the setting of the heritage assets and ensure any harm is mitigated.	
Trajectory of Development	n/a	
Barriers to Development	Site is in multiple ownership which could therefore represent a barrier to development	
Conclusion	The site includes existing development on the site, however offers the potential for intensification. Due to the existing uses on the site and that it is in multiple ownership, it is unlikely to come forward until later in the plan period. The site has been assessed as being in a suitable location for retail development and being available for retail development.	

Site Address	<input type="text" value="Tanner Street Car Park"/>	Parish	<input type="text" value="Thetford"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.2"/>	Local Plan Reference	<input type="text" value="LP[099]006"/>
Greenfield/Brownfield	<input type="text" value="Brownfield"/>	Proposed Use	<input type="text" value="Retail"/>
Ownership	<input type="text" value="Breckland"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text"/>		
Density Calculator	<input type="text" value="n/a"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	
Accessibility to local services	<input type="text" value="Green"/>	
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Amber"/>	<input type="text" value="Site is currently a car park, there is the potential for contamination"/>
Flood Risk	<input type="text" value="Amber"/>	<input type="text" value="Site is partially within flood zone 2"/>
Market Attractiveness	<input type="text" value="Amber"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Amber"/>	<input type="text" value="Site is located within the Thetford conservation area and adjacent listed buildings"/>

Open Space	Green	
Transport and Roads	Green	
Compatibility with adjoining uses	Green	Site is located within the designated town centre
Local Plan Designation	n/a	
Availability Assessment		
Marketing	No	
Availability	10-15 years	Site is currently a car park, therefore is likely to come forward in the medium to long term.
Build Out Rate	n/a	
Achievability	The site includes existing development which would need to be demolished in order to allow for the intensification of the site. This may impact upon the viability of the scheme.	
Overcoming Constraints	Site is partially located within flood zone 2. The design of any scheme will need to mitigate this. The design of the scheme will also have to have regard to the historic assets within the vicinity.	
Trajectory of Development	n/a	
Barriers to Development	Development of the site would involve the loss of the car park, which could be viewed as a barrier to the development coming forward.	
Conclusion	The site is considered to represent a suitable location for retail development within Thetford. It is currently in use as a car park which may represent a barrier to the development of the site, and as such it is unlikely to be available until later in the plan period.	

Site Address	<input type="text" value="Land off Cowper Road"/>	Parish	<input type="text" value="Dereham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.7"/>	Local Plan Reference	<input type="text" value="LP[025]033"/>
Greenfield/Brownfield	<input type="text" value="Brownfield"/>	Proposed Use	<input type="text" value="Retail"/>
Ownership	<input type="text" value="Multiple Ownership"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text"/>		
Density Calculator	<input type="text" value="n/a"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	
Accessibility to local services	<input type="text" value="Green"/>	
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Amber"/>	<input type="text" value="Brownfield site in mixed use, there is the potential of contamination within the site"/>
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is located in flood zone 1"/>
Market Attractiveness	<input type="text" value="Amber"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Amber"/>	<input type="text" value="Site is adjacent to the conservation area and listed buildings"/>

Open Space	Green
Transport and Roads	Green
Compatibility with adjoining uses	Green
Local Plan Designation	n/a
Availability Assessment	
Marketing	Unknown
Availability	10-15 years
Build Out Rate	n/a
Achievability	The site is currently developed and therefore there will be additional costs associated with the
Overcoming Constraints	The site is adjacent to the conservation area and the design of the scheme will need to have regard to the setting of the heritage asset.
Trajectory of Development	n/a
Barriers to Development	This is a brownfield site in multiple ownerships, which may impact upon its ability to be delivered.
Conclusion	
Conclusion	The site is well located within the town centre. Due to the existing development on site it is unlikely to come forward until later within the plan period.

Site Address	Land north of Georges Road and Car Park	Parish	Dereham
Current Planning Status	Site is allocated for retail development through the Site Specific Policies and Proposals DPD.		
Site Size	1.09	Local Plan Reference	LP[025]035
Greenfield/Brownfield	Greenfield	Proposed Use	Retail
Ownership	Multiple Ownership		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text"/>		
Density Calculator	N/a		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	
Accessibility to local services	<input type="text" value="Green"/>	
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Amber"/>	<input type="text" value="Brownfield site may have implications for contamination."/>
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is located within Flood Zone 1"/>
Market Attractiveness	<input type="text" value="Green"/>	<input type="text" value="Site is located within the designated town centre"/>
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Amber"/>	<input type="text" value="Site is adjacent to the conservation area"/>
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Amber"/>	<input type="text" value="Site includes a listed building and is adjacent to"/>

the conservation area

Open Space

Green

Transport and Roads

Green

Compatibility with adjoining uses

Green

Local Plan Designation

Site is designated through the Site Specifics Policies and Proposals DPD for retail

Availability Assessment

Marketing

Unknown

Availability

10-15 years

Site is in multiple ownership, therefore the site is unlikely to be available until later in the plan period.

Build Out Rate

n/a

Achievability

Site is located within the designated town centre

Overcoming Constraints

The design of the scheme can reduce the impact upon the heritage assets

Trajectory of Development

n/a

Barriers to Development

Site is in multiple ownership, therefore this may constrain its ability to come forward. It is also a

Conclusion

Site Address	<input type="text" value="Land to the rear of Elizabeth House"/>	Parish	<input type="text" value="Dereham"/>
Current Planning Status	<input type="text" value="Site is currently allocated for employment land through the Site Specific Policies and Proposals DPD"/>		
Site Size	<input type="text" value="3.1"/>	Local Plan Reference	<input type="text" value="LP[025]036"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Employment"/>
Ownership			

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text"/>		
Density Calculator	<input type="text" value="n.a"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Improvements will be required to achieve access"/>
Accessibility to local services	<input type="text" value="Green"/>	
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is located within flood zone 1"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	
Open Space	<input type="text" value="Green"/>	

Transport and Roads	Amber	Improvements will be required to the local road network
Compatibility with adjoining uses	Green	Site is located adjacent to an
Local Plan Designation	Site is designated through the Site Specific Policies and Proposals DPD as employment land.	
Availability Assessment		
Marketing	No	
Availability	Within 5 years	
Build Out Rate	n/a	
Achievability	Unknown	
Overcoming Constraints	Access improvements and improvements to the local road network are required. These can be secured through the planning application.	
Trajectory of Development	n/a	
Barriers to Development	No major barriers to the development of the site have been identified through the assessment.	
Conclusion	The site is currently allocated for employment land development. The site is considered to be in a suitable location for development as an extension to the existing general employment area.	

Site Address	<input type="text" value="Land to the north of the Green
Britain employment area"/>	Parish	<input type="text" value="Swaffham"/>
Current Planning Status	<input type="text" value="Site is allocated through the Site Specific Policies and Proposals DPD for employment land"/>		
Site Size	<input type="text" value="3"/>	Local Plan Reference	<input type="text" value="LP[097]022"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Employment"/>
Ownership			

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text"/>		
Density Calculator	<input type="text" value="n/a"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Access to the site can be achieved through the Green Britain employment area, however improvements would be needed"/>
Accessibility to local services	<input type="text" value="Green"/>	
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	<input type="text" value="Greenfield sote"/>
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is located within flood zone 1"/>
Market Attractiveness	<input type="text" value="Amber"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	

Historic Environment	Green	
Open Space	Green	
Transport and Roads	Green	Site is well related to the A47
Compatibility with adjoining uses	Green	
Local Plan Designation	Site is allocated through the Site Specific Policies and Proposals DPD for employment land	
Availability Assessment		
Marketing	Unknown	
Availability	Within 5 years	
Build Out Rate	n/a	
Achievability	The site adjoins an existing employment land area and is considered to be achievable.	
Overcoming Constraints	No major constraints have been identified to the delivery of this site	
Trajectory of Development	n/a	
Barriers to Development	No major barriers to the development of the site have been identified	
Conclusion		
Conclusion	The site is considered to be in a suitable location for employment land and it is an available site.	

Site Address		Parish	<input type="text" value="Snetterton"/>
Current Planning Status			
Site Size	<input type="text" value="4.5"/>	Local Plan Reference	<input type="text" value="LP[087]002"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Employment"/>
Ownership	<input type="text" value="R.Johnston"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text"/>		

Density Calculator

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="NCC Highways stated that there is no clear means of access to the site"/>
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Amber"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Amber"/>	
Historic Environment	<input type="text" value="Green"/>	

Open Space	Green
Transport and Roads	Amber
Compatibility with adjoining uses	Green
Local Plan Designation	Not considered for development through the Local Plan
Availability Assessment	
Marketing	
Availability	
Build Out Rate	
Achievability	
Overcoming Constraints	
Trajectory of Development	
Barriers to Development	
Conclusion	The site has been excluded from the study due to access constraints.

Site Address		Parish	<input type="text" value="Snetterton"/>
Current Planning Status			
Site Size	<input type="text" value="4.6"/>	Local Plan Reference	<input type="text" value="LP[087]003"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Employment"/>
Ownership	<input type="text" value="R.Johnston"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text"/>		

Density Calculator

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Amber"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Amber"/>	
Historic Environment	<input type="text" value="Green"/>	
Open Space	<input type="text" value="Green"/>	

Transport and Roads	Amber
Compatibility with adjoining uses	Green
Local Plan Designation	The site is not considered for allocation through the Local Plan, but was identified as a reasonable alternative during the Preferred Directions stage.
Availability Assessment	
Marketing	The site has been put forward for allocation through the Local Plan
Availability	Within 5 years
Build Out Rate	n/a
Achievability	The site adjoins existing employment and is therefore considered to be achievable.
Overcoming Constraints	No major constraints have been identified to the delivery of this site
Trajectory of Development	n/a
Barriers to Development	No major barriers to the development of the site have been identified
Conclusion	The site is considered to be in a suitable location for employment land and it is an available site.

Site Address	Parish		<input type="text" value="Snetterton"/>
Current Planning Status	<input type="text" value="3PL/2008/0419/F - Erection of light industrial/commercial units - PERMISSION (with extension of time and discharge of conditions on 3TL/2011/0012/TL)"/>		
Site Size	<input type="text" value="0.4"/>	Local Plan Reference	<input type="text" value="LP[087]004"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Employment"/>
Ownership	<input type="text" value="R.Johnston"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text"/>		

Density Calculator

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Amber"/>	<input type="text" value="An area of 1 in 1000 year surface water flood risk on the site"/>
Market Attractiveness	<input type="text" value="Amber"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	

Open Space	Green
Transport and Roads	Amber
Compatibility with adjoining uses	Green
Local Plan Designation	The site was considered to be unreasonable for allocation through the Local Plan due to the existing planning permission on the site.
Availability Assessment	
Marketing	The site has been put forward for allocation through the Local Plan. The site is also subject to planning permission
Availability	Immediately The site is still subject to planning permission
Build Out Rate	n/a
Achievability	The site is considered to be achievable
Overcoming Constraints	None
Trajectory of Development	n/a
Barriers to Development	No major barriers to the development of the site have been identified
Conclusion	The site is considered to be suitable for employment development

Site Address		Parish	<input type="text" value="Snetterton"/>
Current Planning Status			
Site Size	<input type="text" value="22.5"/>	Local Plan Reference	<input type="text" value="LP[087]005"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Employment"/>
Ownership	<input type="text" value="J.Crumpton"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text"/>		

Density Calculator

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Access to the site can be achieved through site LP[087]010"/>
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Amber"/>	<input type="text" value="Small areas of surface water flooding on the site"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	

Open Space	Green
Transport and Roads	Green
Compatibility with adjoining uses	Green
Local Plan Designation	The site is not proposed for allocation through the Local Plan, however was considered to be a reasonable alternative through the Preferred Directions consultation stage.
Availability Assessment	
Marketing	The site was put forward through the Local Plan site selection process
Availability	Within 5 years
Build Out Rate	n/a
Achievability	The site is considered to be achievable
Overcoming Constraints	None
Trajectory of Development	n/a
Barriers to Development	No major barriers to the development of the site have been identified
Conclusion	
Conclusion	The site is considered to be suitable for employment development

Site Address		Parish	<input type="text" value="Snetterton"/>
Current Planning Status			
Site Size	<input type="text" value="6.6"/>	Local Plan Reference	<input type="text" value="LP[087]006"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Employment"/>
Ownership	<input type="text" value="J.Crumpton"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text"/>		

Density Calculator

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Amber"/>	<input type="text" value="Small area of surface water flooding on site"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Amber"/>	
Historic Environment	<input type="text" value="Green"/>	
Open Space	<input type="text" value="Green"/>	

Transport and Roads	Green
Compatibility with adjoining uses	Green
Local Plan Designation	The site is not proposed for allocation through the Local Plan, however the site was considered as a reasonable alternative.
Availability Assessment	
Marketing	The site was put forward through the Local Plan site selection process
Availability	Within 5 years
Build Out Rate	n/a
Achievability	The site is considered to be achievable
Overcoming Constraints	None
Trajectory of Development	n/a
Barriers to Development	No major barriers to the development of the site have been identified
Conclusion	The site is considered to be suitable for employment development

Site Address		Parish	<input type="text" value="Snetterton"/>
Current Planning Status			
Site Size	<input type="text" value="0.76"/>	Local Plan Reference	<input type="text" value="LP[087]007"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Employment"/>
Ownership	<input type="text" value="J.Crumpton"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text"/>		

Density Calculator

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="The site is considered to be distant from key services and facilities"/>
Accessibility to local services	<input type="text" value="Red"/>	<input type="text" value="The site is considered to be distant from key services and facilities"/>
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Amber"/>	<input type="text" value="Area of surface water flooding through the centre of the site"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	

Historic Environment	Green	NCC Highways commented that the site is not suitable for allocation due to the site's location
Open Space	Green	
Transport and Roads	Red	
Compatibility with adjoining uses	Amber	
Local Plan Designation	The site was considered to be unreasonable through the Local Plan process.	

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

The site is not considered to be suitable for development due to the distance of the site from the existing employment area.

Site Address		Parish	<input type="text" value="Snetterton"/>
Current Planning Status			
Site Size	<input type="text" value="1.8"/>	Local Plan Reference	<input type="text" value="LP[087]008"/>
Greenfield/Brownfield	<input type="text" value="greenfield"/>	Proposed Use	<input type="text" value="Employment"/>
Ownership	<input type="text" value="J.Crumpton"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text"/>		

Density Calculator

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Amber"/>	<input type="text" value="Small area of surface water flooding on the site"/>
Market Attractiveness	<input type="text" value="Amber"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	
Open Space	<input type="text" value="Green"/>	

Transport and Roads	Amber	
Compatibility with adjoining uses	Amber	The site is distant from the main GEA
Local Plan Designation	The site was considered to be unreasonable through the Local Plan process mainly due to the location of the site and the size of the site.	
Availability Assessment		
Marketing	The site was put forward through the Local Plan site selection process	
Availability	Within 5 years	
Build Out Rate	n/a	
Achievability	The site is considered to be achievable	
Overcoming Constraints	None	
Trajectory of Development	n/a	
Barriers to Development	No major barriers to the development of the site have been identified	
Conclusion	The site is considered to be suitable for employment development	

Site Address	Land to the east of the General Employment Area	Parish	Snetterton
Current Planning Status	3PL/2012/0477/F - Erection of 2 warehouse buildings (units 15 & 16) - PERMISSION 3PL/2011/0853/F - Erection of 2 proposed warehouse buildings (Units 13 & 14) - PERMISSION 3PL/2012/0476/O - Proposed extension to industrial development (Mixed Use) - PERMISSION 3PL/2015/0889/F - Proposed storage building - PERMISSION 3PL/008/0575/F - Process and storage warehouse - PERMISSION		
Site Size	8.8	Local Plan Reference	LP[087]009
Greenfield/Brownfield	Greenfield	Proposed Use	Employment
Ownership	R.Johnston		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text"/>		

Density Calculator

Constraint	Score	Comment
Access to Site	Green	
Accessibility to local services	Amber	
Utilities Capacity	Green	
Contamination	Green	
Flood Risk	Green	
Market Attractiveness	Green	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	Green	
Townscape	Green	

Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space	Green
Transport and Roads	Green
Compatibility with adjoining uses	Green
Local Plan Designation	The site is a proposed allocation through the Local Plan
Availability Assessment	
Marketing	The site has been submitted through the Local Plan process and has been subject to planning applications
Availability	Immediately
Build Out Rate	n/a
Achievability	The site is considered achievable
Overcoming Constraints	No known constraints
Trajectory of Development	N/a
Barriers to Development	No barriers to development have been identified
Conclusion	The site is considered to be achievable and available for employment development

Site Address	Land to the north west of the General Employment Area	Parish	Snetterton
Current Planning Status	3PL/2010/1211/F- Development of 5MW solar generating farm - PERMISSION 3PL/2015/0967F - Erect factory, warehouse & office building for the manufacture & distribution of pet food.		
Site Size	34.6	Local Plan Reference	LP[087]010
Greenfield/Brownfield	Greenfield	Proposed Use	Employment
Ownership	A.Wyatt		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>

Development Potential

Density Calculator

Constraint	Score	Comment
Access to Site	Amber	
Accessibility to local services	Green	
Utilities Capacity	Green	
Contamination	Green	
Flood Risk	Amber	Part of the site is subject to surface water flooding
Market Attractiveness	Green	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	Amber	
Townscape	Amber	
Biodiversity and Geodiversity	Green	

Historic Environment	Green
Open Space	Green
Transport and Roads	Green
Compatibility with adjoining uses	Green
Local Plan Designation	Part of the site is proposed for allocation through the Local Plan
Availability Assessment	
Marketing	The site has been submitted through the Local Plan process
Availability	Immediately
Build Out Rate	n/a
Achievability	The site is considered to be achievable
Overcoming Constraints	There are no known constraints regarding the site
Trajectory of Development	n/a
Barriers to Development	There are no known barriers to the development of the site
Conclusion	
Conclusion	It is considered that the site is achievable and available for employment development through the Local Plan.

Site Address		Parish	<input type="text" value="Snetterton"/>
Current Planning Status			
Site Size	<input type="text" value="7.78"/>	Local Plan Reference	<input type="text" value="LP[087]012"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Employment"/>
Ownership	<input type="text" value="Doig"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text"/>		

Density Calculator

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Amber"/>	<input type="text" value="The site is subject to a small amount of surface water flooding"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	

Open Space	Green
Transport and Roads	Green
Compatibility with adjoining uses	Green
Local Plan Designation	The site is considered to be an alternative within the Local Plan
Availability Assessment	
Marketing	The site has been put forward through the Local Plan process
Availability	Within 5 years
Build Out Rate	n/a
Achievability	The site is considered to be achievable
Overcoming Constraints	No severe constraints have been identified regarding the site
Trajectory of Development	n/a
Barriers to Development	There are no known barriers to development
Conclusion	The site is considered to be achievable and available for employment development

Site Address		Parish	<input type="text" value="Snetterton"/>
Current Planning Status			
Site Size	<input type="text" value="7.7"/>	Local Plan Reference	<input type="text" value="LP[087]013"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Employment"/>
Ownership	<input type="text" value="R.Johnston"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text"/>		

Density Calculator

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	
Open Space	<input type="text" value="Green"/>	

Transport and Roads	Green
Compatibility with adjoining uses	Green
Local Plan Designation	The site is considered to be an alternative site through the Local Plan
Availability Assessment	
Marketing	The site has been put forward through the Local Plan site selection process
Availability	Within 5 years
Build Out Rate	n/a
Achievability	The site is considered to be achievable
Overcoming Constraints	No known constraints
Trajectory of Development	n/a
Barriers to Development	There are no known barriers to development
Conclusion	The site is considered to be achievable and available for employment development.

Site Address		Parish	<input type="text" value="Quidenham"/>
Current Planning Status			
Site Size	<input type="text" value="6.3"/>	Local Plan Reference	<input type="text" value="LP[077]003"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Employment"/>
Ownership	<input type="text" value="R.Johnston"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text"/>		

Density Calculator

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Amber"/>	<input type="text" value="Small area of flood risk on the site"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	
Open Space	<input type="text" value="Green"/>	

Transport and Roads	Green
Compatibility with adjoining uses	Green
Local Plan Designation	The site is considered to be an alternative site through the Local Plan
Availability Assessment	
Marketing	The site has been put forward through the Local Plan site selection process
Availability	Within 5 years
Build Out Rate	n/a
Achievability	The site is considered to be achievable
Overcoming Constraints	No known constraints
Trajectory of Development	n/a
Barriers to Development	There are no known barriers to development
Conclusion	The site is considered to be achievable and available for employment development.

Site Address	<input type="text" value="Land off St.Andrew's Close"/>	Parish	<input type="text" value="Old Buckenham"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.9"/>	Local Plan Reference	<input type="text" value="LP[074]014"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Places for People"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="22"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	<input type="text" value="NCC highways have not raised any constraints in regards to access"/>
Accessibility to local services	<input type="text" value="Green"/>	
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Flood zone 1"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Amber"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Amber"/>	

Open Space	Green	
Transport and Roads	Green	NCC highways have not raised any constraints in regards to access
Compatibility with adjoining uses	Green	Adjacent residential dwellings
Local Plan Designation		
Availability Assessment		
Marketing	Unknown	
Availability	Within 5 years	
Build Out Rate	n/a	
Achievability	The site has been promoted through the Local Plan and is in the ownership of a property management company.	
Overcoming Constraints	No severe constraints have been identified	
Trajectory of Development	n/a	
Barriers to Development	No major barriers to the development of the site have been identified	
Conclusion		
	The site is going to be suitable and available for development	

Site Address	<input type="text" value="Land adjacent the Lodge Care Home"/>	Parish	<input type="text" value="Ashill"/>
Current Planning Status	<input type="text" value="No relevant planning history on the site."/>		
Site Size	<input type="text" value="6.7"/>	Local Plan Reference	<input type="text" value="LP[001]001"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Mr Cock"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="167"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	
Accessibility to local services	<input type="text" value="Red"/>	
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Will require enhancement to waste water treatment capacity"/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is in flood zone 1"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	
Townscape	<input type="text" value="Amber"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Amber"/>	<input type="text" value="Site adjoins the conservation area"/>

Open Space	Green
Transport and Roads	Amber
Compatibility with adjoining uses	Green
Local Plan Designation	The site is considered an unreasonable option in the emerging Local Plan.
Availability Assessment	
Marketing	
Availability	
Build Out Rate	
Achievability	
Overcoming Constraints	
Trajectory of Development	
Barriers to Development	
Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the site being distant from the existing settlement the site has been excluded from the study.

Site Address	Land to the north of St Nicholas' Church	Parish	Ashill
Current Planning Status	No relevant planning history on the site.		
Site Size	32.5	Local Plan Reference	LP[001]002
Greenfield/Brownfield	Greenfield	Proposed Use	Residential
Ownership	George Tufts & Son		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	812		
Density Calculator	Local Service Centre 25dph		

Constraint	Score	Comment
Access to Site	Green	
Accessibility to local services	Green	
Utilities Capacity	Amber	Will require enhancement to waste water treatment capacity
Contamination	Green	
Flood Risk	Green	
Market Attractiveness	Green	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	Amber	
Townscape	Amber	
Biodiversity and Geodiversity	Green	
Historic Environment	Red	Impact upon the setting of the grade 1 listed

church.

Open Space

Green

Transport and Roads

Amber

Compatibility with adjoining uses

Green

Local Plan Designation

The site is considered an unreasonable option in the emerging Local Plan.

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

The availability assessment has not been completed because the site fails the suitability assessment. Due to the potential impact of development on the nearby grade 1 listed church.

Site Address	<input type="text" value="Land to the south of St Nicholas Church"/>	Parish	<input type="text" value="Ashill"/>
Current Planning Status	<input type="text" value="No relevant planning history on the site."/>		
Site Size	<input type="text" value="0.9"/>	Local Plan Reference	<input type="text" value="LP[001]003"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="George Tufts & Sons"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="22"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	
Accessibility to local services	<input type="text" value="Green"/>	
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Will require enhancement to waste water treatment capacity"/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	
Townscape	<input type="text" value="Amber"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Red"/>	<input type="text" value="Impact upon the setting of the grade 1 listed"/>

church.

Open Space

Green

Transport and Roads

Amber

Compatibility with adjoining uses

Green

Local Plan Designation

The site is considered an unreasonable option in the emerging Local Plan.

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

The availability assessment has not been completed because the site fails the suitability assessment. Due to the potential impact of development on the nearby grade 1 listed church.

Site Address	<input type="text" value="Land to the South of the Community Centre"/>	Parish	<input type="text" value="Ashill"/>
Current Planning Status	<input type="text" value="No relevant planning history on the site."/>		
Site Size	<input type="text" value="0.6"/>	Local Plan Reference	<input type="text" value="LP[001]004"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Norfolk County Council"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value=""/>		<input type="text" value="15"/>
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="No access identified."/>
Accessibility to local services	<input type="text" value="Green"/>	
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Will require enhancement to waste water treatment capacity"/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	
Townscape	<input type="text" value="Amber"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	

Open Space	Green
Transport and Roads	Amber
Compatibility with adjoining uses	Amber
Local Plan Designation	The site is considered an unreasonable option in the emerging Local Plan.
Availability Assessment	
Marketing	
Availability	
Build Out Rate	
Achievability	
Overcoming Constraints	
Trajectory of Development	
Barriers to Development	
Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the lack of suitable access the site has been excluded from the study.

Site Address	<input type="text" value="Land to the east of Watton Road"/>	Parish	<input type="text" value="Ashill"/>
Current Planning Status	<input type="text" value="No relevant planning history on the site."/>		
Site Size	<input type="text" value="0.18"/>	Local Plan Reference	<input type="text" value="LP[001]005"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Mr & Mrs Spalding"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="4"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	
Accessibility to local services	<input type="text" value="Green"/>	
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Will require enhancement to waste water treatment capacity"/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	

Open Space	Green	
Transport and Roads	Green	
Compatibility with adjoining uses	Green	
Local Plan Designation	The site is considered an alternative option in the emerging Local Plan.	
Availability Assessment		
Marketing	No	
Availability	Immediately	No specific reasons why this site could not be available for development in the immediate future.
Build Out Rate	Due to the size of the site it is considered that this would occur shortly after planning permission has been secured.	
Achievability	The site has been promoted through the call for sites and therefore it is considered to be available for development. It is a greenfield site and considered to be both achievable and viable.	
Overcoming Constraints	<p>Anglian water have commented that development of the site will require enhancement to waste water treatment capacity.</p> <p>The LLFA have also commented that a flow path associated with the updated surface water flood map runs down road adjacent the site but site appears to be flood free. Access and egress to the site during a flood event may need to be considered.</p>	
Trajectory of Development	Due to the size of the site there are no specific phasing requirements.	
Barriers to Development	No barriers to development have been raised during this assessment.	
Conclusion	<p>There are no known constraints regarding the site. Anglian water have highlighted that the WWTW may require improvements and the LLFA have highlighted that access and egress to the site during a flood event may be required, but these constraints are not considered severe enough to restrict development of the site.</p> <p>It is considered that the site could come forward in the immediate future and that the site is considered to be suitable and available for development.</p>	

Site Address	<input type="text" value="Land to the north of Meadow Barn"/>	Parish	<input type="text" value="Ashill"/>
Current Planning Status	<input type="text" value="No relevant planning history on the site."/>		
Site Size	<input type="text" value="0.32"/>	Local Plan Reference	<input type="text" value="LP[001]006"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Mr & Mrs Spalding"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="8"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Will require enhancement to waste water treatment capacity"/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	

Open Space	Green	
Transport and Roads	Green	
Compatibility with adjoining uses	Red	Surrounding use is predominantly rural
Local Plan Designation	The site is considered an unreasonable option in the emerging Local Plan.	
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the distance of the site from the existing settlement boundary and the surrounding rural nature, the site has been excluded from the study.	

Site Address	<input type="text" value="Land to the west of Meadow Barn"/>	Parish	<input type="text" value="Ashill"/>
Current Planning Status	<input type="text" value="No relevant planning history on the site."/>		
Site Size	<input type="text" value="0.37"/>	Local Plan Reference	<input type="text" value="LP[001]007"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Mr & Mrs Marshall"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="9"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Will require enhancement to waste water treatment capacity"/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	

Open Space	Green	
Transport and Roads	Green	
Compatibility with adjoining uses	Red	Surrounding use is predominantly rural
Local Plan Designation	The site is considered an unreasonable option in the emerging Local Plan.	
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the distance of the site from the existing settlement boundary and the surrounding rural nature, the site has been excluded from the study.	

Site Address	Land west of Hale Road	Parish	Ashill
Current Planning Status	3PL/2016/0363/F - Planning application for 46 new dwellings - Refused 3PL/2016/1086/O - Planning permission granted for 7 dwellings		
Site Size	5.1	Local Plan Reference	LP[001]008
Greenfield/Brownfield	Greenfield	Proposed Use	Residential
Ownership	Clayland Architects		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input checked="" type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential			127
Density Calculator	Local Service Centre 25dph		

Constraint	Score	Comment
Access to Site	Green	
Accessibility to local services	Green	
Utilities Capacity	Amber	Will require enhancement to waste water treatment capacity
Contamination	Green	
Flood Risk	Green	
Market Attractiveness	Green	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	Green	
Townscape	Green	
Biodiversity and Geodiversity	Green	
Historic Environment	Green	

Open Space	Green	
Transport and Roads	Green	
Compatibility with adjoining uses	Green	
Local Plan Designation	The site is considered a preferred site in the emerging Local Plan.	
Availability Assessment		
Marketing	Unkown	
Availability	Immediately	The site has the benefit of outline planning permission.3PL/2016/1086/O - Planning permission for 7 dwellings on the site.
Build Out Rate	Due to the size of the site, it is anticipated that development of the site could occur within a single year.	
Achievability	The site has the benefit of outline planning permission and is therefore considered to be available for development. It is a greenfield site and considered to be both achievable and viable.	
Overcoming Constraints	Anglian water have commented that development of the site will require enhancement to waste water treatment capacity.	
Trajectory of Development	Due to the size of the site there are no specific phasing requirements.	
Barriers to Development	No barriers to development have been raised during this assessment.	
Conclusion	The site has the benefit of planning permission for 7 dwellings to the front of the development with access to the rear of the site. It is considered that the site could come forward in the immediate future and that the site is considered to be suitable and available for development.	

Site Address	<input type="text" value="Land to the north of West Carr Road"/>	Parish	<input type="text" value="Attleborough"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="2.3"/>	Local Plan Reference	<input type="text" value="LP[002]001"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Clabburn"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="80"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="NCC highways have raised severe highways constraints"/>
Accessibility to local services	<input type="text" value="Red"/>	<input type="text" value="The site is distant from key services"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Amber"/>	<input type="text" value="Site partially falls into flood zones 2 and 3a though site is mostly in flood zone 1"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	

Open Space	Green	
Transport and Roads	Red	NCC highways have raised severe highways constraints
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The availability assessment has not been completed because the site fails the suitability assessment. Due to the lack of suitable highways network & distance from the settlement the site has been excluded from the study.	

Site Address	Land to the south of Ellingham Road	Parish	Attleborough
Current Planning Status	3PL/2009/1143/F - Install on-farm electricity generator with anaerobic digestion plant lagoon access balancing pond, storage		
Site Size	64.1	Local Plan Reference	LP[002]002
Greenfield/Brownfield	Greenfield	Proposed Use	Employment
Ownership	Clabburn		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	1920		
Density Calculator	Out of town 30dph		

Constraint	Score	Comment
Access to Site	Red	NCC highways have raised severe highways constraints
Accessibility to local services	Red	The site is distant from key services
Utilities Capacity	Amber	
Contamination	Green	
Flood Risk	Amber	The north western part of the site is covered by 3a and 2. There is an area of flood zone 2 and 3a south west
Market Attractiveness	Green	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	Green	
Townscape	Green	
Biodiversity and Geodiversity	Green	

Historic Environment	Amber	It may have an impact on the nearby listed buildings: Grade II listed The Old Queen's Head and Grade II listed Attleborough Lodge
Open Space	Green	
Transport and Roads	Red	NCC highways have raised severe highways constraints
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

The availability assessment has not been completed because the site fails the suitability assessment. Due to the lack of suitable highways network & distance from the settlement the site has been excluded from the study.

Site Address	<input type="text" value="Land to the south of Hoe Road East"/>	Parish	<input type="text" value="Swanton Morley"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="1.91"/>	Local Plan Reference	<input type="text" value="LP[098]016"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Harris"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="47"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="Site has severe highways constraints. Would need to be developed in conjunction with other land."/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Site is located reasonable close to the primary school"/>
Utilities Capacity	<input type="text" value="Green"/>	
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is located within flood zone 1"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Amber"/>	<input type="text" value="Site is in an area of moderate sensitivity to change. Site is isolated and would need to be developed in conjunction with other land"/>

Biodiversity and Geodiversity	Green	
Historic Environment	Green	
Open Space	Green	
Transport and Roads	Red	Hoe Road East would require significant improvements. Site cannot be developed in isolation.
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	This site is access via Hoe Road East which is of restricted width. Due to the location of the site it is not possible to widen the road without significant additional land take. The site has been assessed as having a red constraint within the suitability assessment for access, therefore the availability assessment has not been undertaken and it is proposed to exclude the site from the assessment.	

Site Address	<input type="text" value="Land to the North of Thetford"/>	Parish	<input type="text" value="Croxton/Kilverstone"/>
Current Planning Status	<input type="text" value="3PL/2011/0805/O - outline planning permission for 5000 dwellings"/>		
Site Size	<input type="text" value="267.0"/>	Local Plan Reference	<input type="text" value="LP[099]001"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Mixed Use"/>
Ownership	<input type="text" value="Crown Estate/Kilverstone Estate"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="5000"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Access improvements would be required"/>
Accessibility to local services	<input type="text" value="Green"/>	
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Significant improvements would be required to utilities"/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Amber"/>	
Historic Environment	<input type="text" value="Amber"/>	<input type="text" value="Site adjoins the Gallows Hill Scheduled Monument"/>

Open Space	Green	
Transport and Roads	Amber	Improvements to the local road network and trunk road network would be required to accommodate the growth
Compatibility with adjoining uses	Green	
Local Plan Designation	Allocated	
Availability Assessment		
Marketing	Yes	
Availability	Within 5 years	
Build Out Rate	200 dwellings per annum - dependent on the number of developers on site	
Achievability	The site has planning permission and can be considered to be an achievable site.	
Overcoming Constraints	The constraints to the development have been assessed as part of the planning application.	
Trajectory of Development	The development has been approved in phases and will be developed beyond the plan period	
Barriers to Development	The site has outline planning permission for a mixed use development. No major barriers for development have been identified.	
Conclusion		
Conclusion	This is an allocated site with outline planning permission. It is considered to be a suitable and available location for development.	

Site Address	<input type="text" value="Land off Norwich Road"/>	Parish	<input type="text" value="Watton"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="1.4"/>	Local Plan Reference	<input type="text" value="LP[104]001"/>
Greenfield/Brownfield	<input type="text" value="Brownfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Durrant"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="49"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Access to the site would be required from Norwich Road, significant improvements would be needed."/>
Accessibility to local services	<input type="text" value="Green"/>	
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Improvements may be required to the waste water network"/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is located within flood zone 1"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Amber"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	

Historic Environment	Amber	Site is located within 150m of the grade II* Church of St Mary. Development would need to consider the setting of the church
Open Space	Green	
Transport and Roads	Amber	Improvements would be required to the local road network
Compatibility with adjoining uses	Green	Site adjoins residential development
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	5-10 years	
Build Out Rate	25 dwellings per annum	
Achievability	The site has been promoted as part of the Local Plan and therefore it can be considered to be available for development.	
Overcoming Constraints	Access to the site would need to be from Norwich Road. Demolition of properties along Norwich Road would be required in order to achieve access. The properties have been included within the site promotion, so this is not considered to be fundamental constraint to the delivery of the site. It is however likely to mean the development doesn't come forward as quickly.	
Trajectory of Development	No specific phasing requirements have been identified.	
Barriers to Development	Subject to achieving safe access through the demolition of existing dwellings, no major barriers to development have been identified.	
Conclusion	The site is well related to services and facilities within Watton. Overall the site is considered to be suitable and available for development.	

Site Address	<input type="text" value="Land off Saham Road"/>	Parish	<input type="text" value="Watton"/>
Current Planning Status	<input type="text" value="3PL/2015/0219/F - 73 dwellings - approved"/>		
Site Size	<input type="text" value="3.2"/>	Local Plan Reference	<input type="text" value="LP[104]002"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential & Open Space"/>
Ownership	<input type="text" value="Hopkins Homes"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="78"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Improvements may be required to the waste water network"/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is located within flood zone 1"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	

Open Space	Green
Transport and Roads	Green
Compatibility with adjoining uses	Green
Local Plan Designation	n/a
Availability Assessment	
Marketing	Site has planning permission with a regional house builder
Availability	Immediately
	Site has planning permission with a regional house builder
Build Out Rate	50 dwellings per annum
Achievability	The site has planning permission for residential development and is owned by a regional housebuilder. It is considered to be an achievable and viable site for development.
Overcoming Constraints	As the site has planning permission, it is considered that the constraints have been overcome.
Trajectory of Development	No specific phasing requirements.
Barriers to Development	No major barriers to the development of the site have been identified.
Conclusion	The site is subject to planning permission and has been excluded from the study as the figures are already included through the five year housing land supply. Due to the planning permission the site is therefore considered to be suitable and achievable.

Site Address	<input type="text" value="Land off Norwich Road"/>	Parish	<input type="text" value="Watton"/>
Current Planning Status	<input type="text" value="3PL/2014/1378/F - 80 dwellings - decision to grant planning permission subject to a s106"/>		
Site Size	<input type="text" value="10.5"/>	Local Plan Reference	<input type="text" value="LP[104]003"/>
Greenfield/Brownfield	<input type="text" value="Brownfield"/>	Proposed Use	<input type="text" value="Residential & Open Space"/>
Ownership	<input type="text" value="Bell"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="80"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Improvements may be required to the waste water network"/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is within flood zone 1"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	

Open Space	Green	
Transport and Roads	Green	
Compatibility with adjoining uses	Green	Site adjoins residential development
Local Plan Designation	Site is allocated for residential development through the Site Specifics Policies and Proposals DPD	
Availability Assessment		
Marketing	Site is in the ownership of Bennett Homes	
Availability	Immediately	
Build Out Rate	25 dwellings per annum	
Achievability	The site has the decision to grant planning permission subject to the completion of the section 106. In addition it is in the ownership of a regional housebuilder. The site is therefore considered to be achievable and viable.	
Overcoming Constraints	The constraints have been overcome through the determination of the planning application. The site has a constrained capacity as its allocation within the Site Specifics Policies and Proposals DPD requires the provision of open space within the site.	
Trajectory of Development	No specific phasing requirements have been identified.	
Barriers to Development	No major barriers to development	
Conclusion		
Conclusion	This is an allocated site, which also has the decision to grant planning permission, therefore it is considered to be a suitable and available site for development.	

Site Address	<input type="text" value="Land to the west of Thetford Road"/>	Parish	<input type="text" value="Watton"/>
Current Planning Status	<input type="text" value="3PL/2013/0510/F - Planning permission for 110 dwellings which is currently under construction"/>		
Site Size	<input type="text" value="6.7"/>	Local Plan Reference	<input type="text" value="LP[104]004"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Hopkins Homes"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="110"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Improvements would be required to achieve safe highways access"/>
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Improvements may be required to the waste water network"/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is located within flood zone 1"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	

Open Space	Green	
Transport and Roads	Amber	Improvements to the local road network would be required
Compatibility with adjoining uses	Green	
Local Plan Designation	Site is allocated through the Site Specifics Policies and Proposals DPD.	
Availability Assessment		
Marketing	Sites is in the ownership of Hopkins Homes	
Availability	Immediately	
Build Out Rate	50 dwellings per annum	
Achievability	The site has the benefit of planning permission and is currently underconstruction. It is therefore considered to be achievable and viable.	
Overcoming Constraints	The constraints have been overcome through the determination of the planning application. The site has a constrained capacity as its allocation within the Site Specifics Policies and Proposals DPD requires the provision of open space within the site.	
Trajectory of Development	No specific phasing requirements are set out within the planning permission.	
Barriers to Development	No major barriers to development have been identified.	
Conclusion		
Conclusion	The site is subject to planning permission and has been excluded from the study as the figures are already included through the five year housing land supply. Due to the planning permission the site is therefore considered to be suitable and achievable.	

Site Address	<input type="text" value="Land to the east of Thetford Road"/>	Parish	<input type="text" value="Watton"/>
Current Planning Status	<input type="text" value="Site has planning permission under application 3PL/2014/1253/O for 180 dwellings"/>		
Site Size	<input type="text" value="7.6"/>	Local Plan Reference	<input type="text" value="LP[104]005"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Gladman"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="266"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Some improvements would be required to achieve access"/>
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Improvements may be required to the waste water network"/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Amber"/>	<input type="text" value="Majority of site is within flood zone 1, some areas of flood zone 2 land"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Amber"/>	<input type="text" value="Site is close to Wayland Wood"/>

Historic Environment	Green	
Open Space	Green	
Transport and Roads	Amber	Improvements would be required to the local road network
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Within 5 years	Site is greenfield land and has the benefit of planning permission
Build Out Rate	50 dwellings per annum	
Achievability	The site has the benefit of outline planning permission. It is therefore considered to be achievable and viable	
Overcoming Constraints	The site has planning permission, it is therefore considered to have overcome any constraints.	
Trajectory of Development	No specific phasing requirements have been included with the planning permission.	
Barriers to Development	No major barriers to the development of the site have been identified.	
Conclusion	The site is subject to planning permission and has been excluded from the study as the figures are already included through the five year housing land supply. Due to the planning permission the site is therefore considered to be suitable and achievable.	

Site Address	Land to the north of Blenheim Way	Parish	Watton
Current Planning Status	3PL/2015/1191/O - planning application for 98 dwellings currently - decision to grant planning permission currently awaiting the s106 agreement		
Site Size	4.6	Local Plan Reference	LP[104]006
Greenfield/Brownfield	Greenfield	Proposed Use	Residential
Ownership	Abel		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	161		
Density Calculator	Edge of Town 35dph		

Constraint	Score	Comment
Access to Site	Green	Site can be accessed via Blenheim Way
Accessibility to local services	Amber	
Utilities Capacity	Amber	Improvements may be required to the waste water network
Contamination	Green	
Flood Risk	Green	Site is located within flood zone 1
Market Attractiveness	Green	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	Green	
Townscape	Amber	Site has a moderate-high sensitivity to change
Biodiversity and Geodiversity	Green	
Historic Environment	Green	

Open Space	Green	
Transport and Roads	Green	
Compatibility with adjoining uses	Green	Site adjoins residential development
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Site is in the ownership of Abel Homes a regional housebuilder	
Availability	Immediately	
Build Out Rate	50 dwellings per annum	
Achievability	The site has the benefit of the decision to grant planning permission subject to the completion of the s106. The site is also in the ownership of a regional housebuilder. It is therefore considered to be achievable and viable.	
Overcoming Constraints	The site has the decision to grant planning permission. The constraints are therefore considered to have been overcome.	
Trajectory of Development	No specific phasing requirements were included within the planning permission.	
Barriers to Development	No major barriers to the development have been identified.	
Conclusion	The site is considered to be suitable and available for development.	

Site Address	<input type="text" value="Land off Swaffham Road"/>	Parish	<input type="text" value="Watton"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.9"/>	Local Plan Reference	<input type="text" value="LP[104]007"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Bowes Estates"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="31"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="NCC highways have indicated that the site has severe highways constraints"/>
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Improvements may be required to the waste water network"/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is located within flood zone 1"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Amber"/>	<input type="text" value="Site has moderate to high sensitivity to change"/>
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	

Open Space	Green	
Transport and Roads	Red	Site has severe highways constraints
Compatibility with adjoining uses	Amber	The access to the site is situated between two dwellings. There is the potential for amenity
Local Plan Designation	n/a	
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The suitability assessment includes a red constraint for highways access. On this bases the site is not considered to be suitable for development and the availability assessment has not been undertaken. The site has been excluded from the assessment on this basis.	

Site Address	<input type="text" value="Land of Saham Road"/>	Parish	<input type="text" value="Watton"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="4.4"/>	Local Plan Reference	<input type="text" value="LP[104]008"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Bowes Estates"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="154"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Some improvements would be required to the access."/>
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Improvements may be required to the waste water network"/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is located within flood zone 1"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Amber"/>	<input type="text" value="Development would represent an extension at the edge of Watton"/>
Biodiversity and Geodiversity	<input type="text" value="Green"/>	

Historic Environment	Green	
Open Space	Green	
Transport and Roads	Amber	NCC highways have provided comments on the site, which has considered that there are moderate highways constraints, however these could be overcome. Improvements to the area would be needed through footway improvements on the Saham Road and also improvements to the junction between the B1108 and Saham Road.
Compatibility with adjoining uses	Amber	Access to the site would be between existing dwellings
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Within 5 years	Site is greenfield land which is currently used as a paddock.
Build Out Rate	50 dwellings per annum	
Achievability	This is a greenfield site. It is considered to be achievable and viable	
Overcoming Constraints	<p>NCC highways have indicated that improvements would be required to the site to achieve safe access onto Saham Road. Furthermore junction improvements would also be required between the B1108 and Saham Road. It is considered that this can be achieved through the determination of the planning application. The site access is located between existing dwellings, the design of the scheme will need to have regard to amenity issues.</p> <p>There is a gas pipeline located at the western edge of the site. This may constrain the developable site area.</p> <p>Upgrades would be required to the water recycling centre in order to accommodate growth within the town.</p>	
Trajectory of Development	No specific phasing requirements	
Barriers to Development	No major barriers to the development of the site have been identified	
Conclusion	The site is considered to be suitable and available for development	

Site Address	<input type="text" value="Land to the south of Watton Green"/>	Parish	<input type="text" value="Watton"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="2.6"/>	Local Plan Reference	<input type="text" value="LP[104]009"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Garner"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="91"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Improvements would be required to Church Road to achieve safe access"/>
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Improvements may be required to the waste water network"/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is located within flood zone 1"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Amber"/>	<input type="text" value="Site is in an area of moderate to high sensitivity to change."/>
Biodiversity and Geodiversity	<input type="text" value="Green"/>	

Historic Environment	Amber	Site is within 150m of the grade II* listed Church of St Mary. Development of the site would need to have regard to the setting.
Open Space	Green	
Transport and Roads	Amber	There are constraints regarding the highways network in this area which would require improvements.
Compatibility with adjoining uses	Green	Site adjoins residential development
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Within 5 years	Site is greenfield land
Build Out Rate	25 per annum	
Achievability	This is a greenfield site. No major issues in regards to achievability or viability have been identified.	
Overcoming Constraints	<p>NCC highways have indicated that improvements would be required to Church Road in order to achieve safe access. It is considered that this can be overcome through conditions on the planning application.</p> <p>The site is located within 150m of the grade II* listed Church of St Mary. Whilst this does not prevent the development of the site, the design of the scheme would need to have regard to the setting of the listed building, and it may constrain the site area.</p> <p>Upgrades would be required to the water recycling centre in order to accommodate growth within the town.</p>	
Trajectory of Development	Phasing of the site would need to be considered to enable the increased capacity of the water recycling centre.	
Barriers to Development	Subject to the site overcoming the constraints as set out above, no major barriers to the development of the site have been identified.	
Conclusion	The site is considered to be a suitable and available location for development.	

Site Address	Land off Griston Road	Parish	Watton
Current Planning Status	No relevant planning history		
Site Size	9.0	Local Plan Reference	LP[104]010
Greenfield/Brownfield	Greenfield	Proposed Use	Residential
Ownership	Garner		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	315		
Density Calculator	Edge of Town 35dph		

Constraint	Score	Comment
Access to Site	Red	NCC highways have indicated that the site has severe highway constraints.
Accessibility to local services	Amber	
Utilities Capacity	Amber	Improvements may be required to the waste water network
Contamination	Amber	There is an area of historic landfill along the eastern boundary of the site.
Flood Risk	Green	Site is located within flood zone 1
Market Attractiveness	Amber	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	Amber	Site is closely related to Wayland Wood
Townscape	Amber	
Biodiversity and Geodiversity	Amber	Site is located within 70m of Wayland Woods which is an ancient woodland.

Historic Environment	Green	
Open Space	Green	
Transport and Roads	Red	NCC highways have indicated that the site has severe highways constraints.
Compatibility with adjoining uses	Amber	Site adjoins the Griston Road employment area. Noise attenuation measures may be required.
Local Plan Designation		
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The suitability assessment includes a red constraint for highways access. On this basis the site is not considered to be suitable for development and the availability assessment has not been undertaken. The site has been excluded from the assessment on this basis.	

Site Address	<input type="text" value="Land to the northwest of Rokeles Hall"/>	Parish	<input type="text" value="Watton"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="1.05"/>	Local Plan Reference	<input type="text" value="LP[104]011"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Skinner"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value=""/>		<input type="text" value="36"/>
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="Site is accessed via Watton Green, which is restricted width. NCC have indicated that the site has severe highways constraints."/>
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Improvements may be required to the waste water network"/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is located within flood zone 1"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Amber"/>	<input type="text" value="Development along Wattoptn Green is predocimantly linear. Careful consideration to the design of the scheme would be needed to ensure it does not impact on the townscape."/>

Biodiversity and Geodiversity	Green	
Historic Environment	Amber	Site is in close proximity to Rokeles Hall a grade II listed building. Development of this site may impact upon the setting of the listed building.
Open Space	Green	
Transport and Roads	Red	Site is accessed via Watton Green, which is restricted width. NCC have indicated that the site has severe highways constraints.
Compatibility with adjoining uses	Green	
Local Plan Designation		
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The suitability assessment includes a red constraint for highways access. On this basis the site is not considered to be suitable for development and the availability assessment has not been undertaken. The site has been excluded from the assessment on this basis.	

Site Address	<input type="text" value="Land at Watton Sports Centre"/>	Parish	<input type="text" value="Watton"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="8.73"/>	Local Plan Reference	<input type="text" value="LP[104]012"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Woods"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="305"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Improvements may be required to the waste water network"/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is located within flood zone 1"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	

Open Space	Red	This site is designated open space and the site of the sports centre within Watton. There is a shortage of open space within Breckland. Whilst the proposal is intended to modernise the sports centre, no details have been provided to show how this could occur without the loss of the facility
Transport and Roads	Amber	Local road improvements would be required.
Compatibility with adjoining uses	Green	
Local Plan Designation		
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion		The site is located on designated open space, and there is a deficit of open space within Breckland. This is a red constraint within the suitability assessment. The site has been excluded from the assessment on this basis and the availability assessment has not been undertaken.

Site Address	<input type="text" value="Land off Griston Road"/>	Parish	<input type="text" value="Watton"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="2.0"/>	Local Plan Reference	<input type="text" value="LP[104]013"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Garner"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="70"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="NCC highways have indicated that the site has severe highways constraints."/>
Accessibility to local services	<input type="text" value="Green"/>	
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Improvements may be required to the waste water network"/>
Contamination	<input type="text" value="Amber"/>	<input type="text" value="There is an area of historic landfill along the south western boundary of the site."/>
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is located within flood zone 1"/>
Market Attractiveness	<input type="text" value="Amber"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	

Historic Environment	Green	
Open Space	Green	
Transport and Roads	Red	NCC highways have indicated that the site has severe highways constraints.
Compatibility with adjoining uses	Amber	The site is in close proximity to the Griston Employment Area.
Local Plan Designation	n/a	

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

The suitability assessment includes a red constraint for highways access. On this basis the site is not considered to be suitable for development and the availability assessment has not been undertaken. The site has been excluded from the assessment on this basis.

Site Address	<input type="text" value="Land off Mill Road"/>	Parish	<input type="text" value="Watton"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="0.14"/>	Local Plan Reference	<input type="text" value="LP[104]014"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Breckland DC"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="4"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	<input type="text" value="NCC highways have not raised any objections to this site."/>
Accessibility to local services	<input type="text" value="Green"/>	
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Improvements may be required to the waste water network"/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is in flood zone 1"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Green"/>	
Historic Environment	<input type="text" value="Green"/>	

Open Space	Red	Site is protected open space. There is a deficit of open space in Breckland.
Transport and Roads	Green	NCC highways have not raised any objections to this site.
Compatibility with adjoining uses	Green	Site adjoins residential development
Local Plan Designation		
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion		The site is located on designated open space, and there is a deficit of open space within Breckland. This is a red constraint within the suitability assessment. The site has been excluded from the assessment on this basis and the availability assessment has not been undertaken.

Site Address	<input type="text" value="Land to the north of Norwich Road and South of Rokeles Hall"/>	Parish	<input type="text" value="Watton"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="2.8"/>	Local Plan Reference	<input type="text" value="LP[104]015"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Compton"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="98"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	<input type="text" value="NCC highways have indicated that safe highways access can be achieved to this site."/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Site is welll related to existing services and facilities"/>
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Improvements may be required to the waste water network"/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is located within flood zone 1"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Amber"/>	<input type="text" value="Development may impact upon the townscape in this area. However the design of the scheme could mitigate this."/>

Biodiversity and Geodiversity	Green	
Historic Environment	Amber	Site is close to Rokeles Hall which is grade II listed. Development of this site may have implications on the setting of Rokeles Hall
Open Space	Green	
Transport and Roads	Amber	Improvements to the local road network would be required
Compatibility with adjoining uses	Amber	Site is adjacent to the Norwich Road general employment area. There may be amenity constraints with
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown.	
Availability	Within 5 years	This is a greenfield site.
Build Out Rate	25 dwellings per annum	
Achievability	This is a greenfield site. No major constraints to the achievability of the site have been identified.	
Overcoming Constraints	<p>The site is in close proximity to Rokeles Hall which is grade II listed. Whilst this does not prevent the development of the site, it may constrain the developable area. The design of the site would need to consider this.</p> <p>Improvements are required to the water recycling centre within the town to facilitate the growth.</p>	
Trajectory of Development	Phasing of the site would need to be considered to enable the increased capacity at the water recycling centre.	
Barriers to Development	No major barriers to the development of the site have been identified.	
Conclusion	The site is considered to be a suitable and available location for residential development.	

Site Address	<input type="text" value="Land off Mallard Road"/>	Parish	<input type="text" value="Watton"/>
Current Planning Status	<input type="text" value="3PL/2015/0254/O - 177 dwellings refused - site is currently being appealed"/>		
Site Size	<input type="text" value="0.45"/>	Local Plan Reference	<input type="text" value="LP[104]016"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Skinner"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value=""/>		<input type="text" value="15"/>
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Improvements would be required, but these can be achieved through condition on the planning application"/>
Accessibility to local services	<input type="text" value="Amber"/>	<input type="text" value="Site is well related to services and facilities within Watton"/>
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Improvements may be required to the waste water network"/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is located within flood zone 1"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Amber"/>	<input type="text" value="Site is partially within the 1500m buffer zone for the Breckland Farmland SPA"/>

Historic Environment

Green

Open Space

Green

Transport and Roads

Amber

Improvements would be required to the local road network

Compatibility with adjoining uses

Green

Site adjoins residential development

Local Plan Designation

n/a

Availability Assessment

Marketing

Unknown

Availability

Within 5 years

This is a greenfield site.

Build Out Rate

50 dwellings per annum

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

The site has been subject to a planning application and has been refused based on impact upon the

Site Address	<input type="text" value="Land to the south of Wayland Academy"/>	Parish	<input type="text" value="Watton"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="4.7"/>	Local Plan Reference	<input type="text" value="LP[104]017"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Robertson"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	<input type="text" value="140"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Green"/>	<input type="text" value="NCC highways have not raised any objections to the access to the site"/>
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Improvements are required to the water recycling centre"/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	<input type="text" value="Site is located within flood zone 1"/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Amber"/>	<input type="text" value="Western edge of the site is included within the Stone Curlew buffer zone."/>

Historic Environment	Green	
Open Space	Green	
Transport and Roads	Amber	Improvements to the local road network would be required
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Within 5 years	Site is greenfield arable land. No specific constraints which would restrict availability.
Build Out Rate	50 dwellings per annum	
Achievability	This is a greenfield site, without major constraints. Development is considered to be achievable and viable.	
Overcoming Constraints	<p>NCC highways have not raised any objections to the development of the site, however it would require some improvements to the local footway network. It is considered that this can be conditioned as part of any planning permission.</p> <p>The western edge of the site includes land within the Stone Curlew 1500m buffer zone. Due to the size of the site, it is considered that development in this area can be avoided through appropriate design of the scheme.</p>	
Trajectory of Development	Phasing of the development would be required to allow for improvements to the water recycling centre.	
Barriers to Development	No major barriers to the development have been identified.	
Conclusion	The site is considered to be a suitable and available location for development.	

Site Address	<input type="text" value="Land off Long Bridle Road"/>	Parish	<input type="text" value="Watton"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="16.72"/>	Local Plan Reference	<input type="text" value="LP[104]018"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Robertson"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input checked="" type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="585"/>		
Density Calculator	<input type="text" value="Edge of Town 35dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	<input type="text" value="No clear means of access to the site."/>
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Improvements are required to the water recycling centre"/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Amber"/>	<input type="text" value="Majority of site is within flood zone 1. There are come areas of flood zone 2 land within the site."/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Green"/>	
Townscape	<input type="text" value="Red"/>	<input type="text" value="Site is detached from the built extent of Watton. Development of the site would extend the built form of Watton."/>
Biodiversity and Geodiversity	<input type="text" value="Red"/>	<input type="text" value="Site is entirely located within the 1500m Stone Curlew buffer zone."/>

Historic Environment

Open Space

Transport and Roads

Compatibility with adjoining uses

Local Plan Designation

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

The site is located on designated open space, and there is a deficit of open space within Breckland. This is a red constraint within the suitability assessment. The site has been excluded from the assessment on this basis and the availability assessment has not been undertaken.

Site Address	<input type="text" value="Land between Brandon Road and Mundford Road"/>	Parish	<input type="text" value="Weeting"/>
Current Planning Status	<input type="text" value="3PL/2015/0655/O - planning application for up to 1650 dwellings and relief road - Currently being determined"/>		
Site Size	<input type="text" value="27.8"/>	Local Plan Reference	<input type="text" value="LP[107]001"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Mixed Use"/>
Ownership	<input type="text" value="Brandon Landowners Consortium"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input checked="" type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="695"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Improvements would be required to achieve safe access"/>
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Significant improvements would be needed to utilities infrastructure and capacity"/>
Contamination	<input type="text" value="Green"/>	<input type="text" value="Predominantly greenfield land"/>
Flood Risk	<input type="text" value="Amber"/>	<input type="text" value="Large area of site falls within flood zone 3a."/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	
Townscape	<input type="text" value="Amber"/>	
Biodiversity and Geodiversity	<input type="text" value="Red"/>	<input type="text" value="Adjacent to SPA - within SPA stone curlew buffer"/>

Historic Environment	Green	
Open Space	Green	
Transport and Roads	Amber	improvements would be needed to the local road network
Compatibility with adjoining uses	Amber	
Local Plan Designation	n/a	

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

The site adjoins an SPA and is within the SPA stone curlew buffer. This is a red constraint within the suitability assessment. The site has been excluded from the assessment on this basis and the availability assessment has not been undertaken.

Site Address	<input type="text" value="Childerhouse Lodge Farms"/>	Parish	<input type="text" value="Weeting"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="4.32"/>	Local Plan Reference	<input type="text" value="LP[107]002"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Childerhouse"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="108"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Improvements would be required to the utilities capacity and infrastructure to accommodate growth"/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="Medium-High landscape sensitivity"/>
Townscape	<input type="text" value="Amber"/>	
Biodiversity and Geodiversity	<input type="text" value="Red"/>	<input type="text" value="Site is located within the SPA buffer"/>
Historic Environment	<input type="text" value="Amber"/>	

Open Space	Green
Transport and Roads	Amber
Compatibility with adjoining uses	Amber
Local Plan Designation	n/a

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

The site adjoins an SPA and is within the SPA stone curlew buffer. This is a red constraint within the suitability assessment. The site has been excluded from the assessment on this basis and the availability assessment has not been undertaken.

Site Address	<input type="text" value="Land at Field Cottage"/>	Parish	<input type="text" value="Weeting"/>
Current Planning Status			
Site Size	<input type="text" value="92"/>	Local Plan Reference	<input type="text" value="LP[107]003"/>
Greenfield/Brownfield	<input type="text" value="Greenfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Childerhouse"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input checked="" type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="2300"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Red"/>	
Accessibility to local services	<input type="text" value="Red"/>	
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Significant improvements would be required to the utilities capacity and infrastructure"/>
Contamination	<input type="text" value="Green"/>	
Flood Risk	<input type="text" value="Green"/>	
Market Attractiveness		
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Red"/>	<input type="text" value="Medium-High landscape sensitivity, but distant from settlement"/>
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Red"/>	
Historic Environment	<input type="text" value="Green"/>	

Open Space	Green
Transport and Roads	Red
Compatibility with adjoining uses	Red
Local Plan Designation	n/a
Availability Assessment	
Marketing	
Availability	
Build Out Rate	
Achievability	
Overcoming Constraints	
Trajectory of Development	
Barriers to Development	
Conclusion	The site is situated within an SPA and the SPA stone curlew buffer. Furthermore the site is distant from the existing settlement and it is unclear how access would be achieved to the site. These are a red constraints within the suitability assessment. The site has been excluded from the assessment on this basis and the availability assessment has not been undertaken.

Site Address	<input type="text" value="Corus, Fengate Grove"/>	Parish	<input type="text" value="Weeting"/>
Current Planning Status	<input type="text" value="No relevant planning history"/>		
Site Size	<input type="text" value="2.79"/>	Local Plan Reference	<input type="text" value="LP[107]004"/>
Greenfield/Brownfield	<input type="text" value="Brownfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership			

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value=""/>		<input type="text" value="69"/>
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	<input type="text" value="Improvements would be required to achieve safe access"/>
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Amber"/>	
Contamination	<input type="text" value="Amber"/>	<input type="text" value="Potential contamination from previous use."/>
Flood Risk	<input type="text" value="Amber"/>	<input type="text" value="Flood zone 2 covers a large part of the site."/>
Market Attractiveness	<input type="text" value="Green"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="Moderate-High landscape sensitivity"/>
Townscape	<input type="text" value="Amber"/>	
Biodiversity and Geodiversity	<input type="text" value="Red"/>	<input type="text" value="Close proximity to SPA and within SPA stone curlew buffer."/>
Historic Environment	<input type="text" value="Amber"/>	

Open Space	Green
Transport and Roads	Amber
Compatibility with adjoining uses	Amber
Local Plan Designation	n/a

Availability Assessment

Marketing

Availability

Build Out Rate

Achievability

Overcoming Constraints

Trajectory of Development

Barriers to Development

Conclusion

The site adjoins an SPA and is within the SPA stone curlew buffer. This is a red constraint within the suitability assessment. The site has been excluded from the assessment on this basis and the availability assessment has not been undertaken.

Site Address	<input type="text" value="Land to the east of Brandon Road"/>	Parish	<input type="text" value="Weeting"/>
Current Planning Status	<input type="text" value="3PL/2013/1184/O - mixed used development including a foodstore - Refused"/>		
Site Size	<input type="text" value="5.01"/>	Local Plan Reference	<input type="text" value="LP[107]006"/>
Greenfield/Brownfield	<input type="text" value="Brownfield"/>	Proposed Use	<input type="text" value="Residential"/>
Ownership	<input type="text" value="Plant"/>		

Absolute Constraints Check

SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input checked="" type="checkbox"/>
Development Potential	<input type="text" value="125"/>		
Density Calculator	<input type="text" value="Local Service Centre 25dph"/>		

Constraint	Score	Comment
Access to Site	<input type="text" value="Amber"/>	
Accessibility to local services	<input type="text" value="Amber"/>	
Utilities Capacity	<input type="text" value="Amber"/>	<input type="text" value="Improvements would be required to the utilities capacity and infrastructure"/>
Contamination	<input type="text" value="Amber"/>	<input type="text" value="Potential contamination from previous use."/>
Flood Risk	<input type="text" value="Amber"/>	
Market Attractiveness	<input type="text" value="Amber"/>	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	<input type="text" value="Amber"/>	<input type="text" value="Medium-High landscape sensitivity"/>
Townscape	<input type="text" value="Green"/>	
Biodiversity and Geodiversity	<input type="text" value="Red"/>	<input type="text" value="The site adjoins an SPA and is within the SPA stone curlew buffer"/>
Historic Environment	<input type="text" value="Green"/>	

Open Space	Green	Due to the size of the site it would be expected to provide onsite open space
Transport and Roads	Amber	
Compatibility with adjoining uses	Red	
Local Plan Designation	n/a	
Availability Assessment		
Marketing		
Availability		
Build Out Rate		
Achievability		
Overcoming Constraints		
Trajectory of Development		
Barriers to Development		
Conclusion	The site adjoins an SPA and is within the SPA stone curlew buffer. This is a red constraint within the suitability assessment. The site has been excluded from the assessment on this basis and the availability assessment has not been undertaken.	

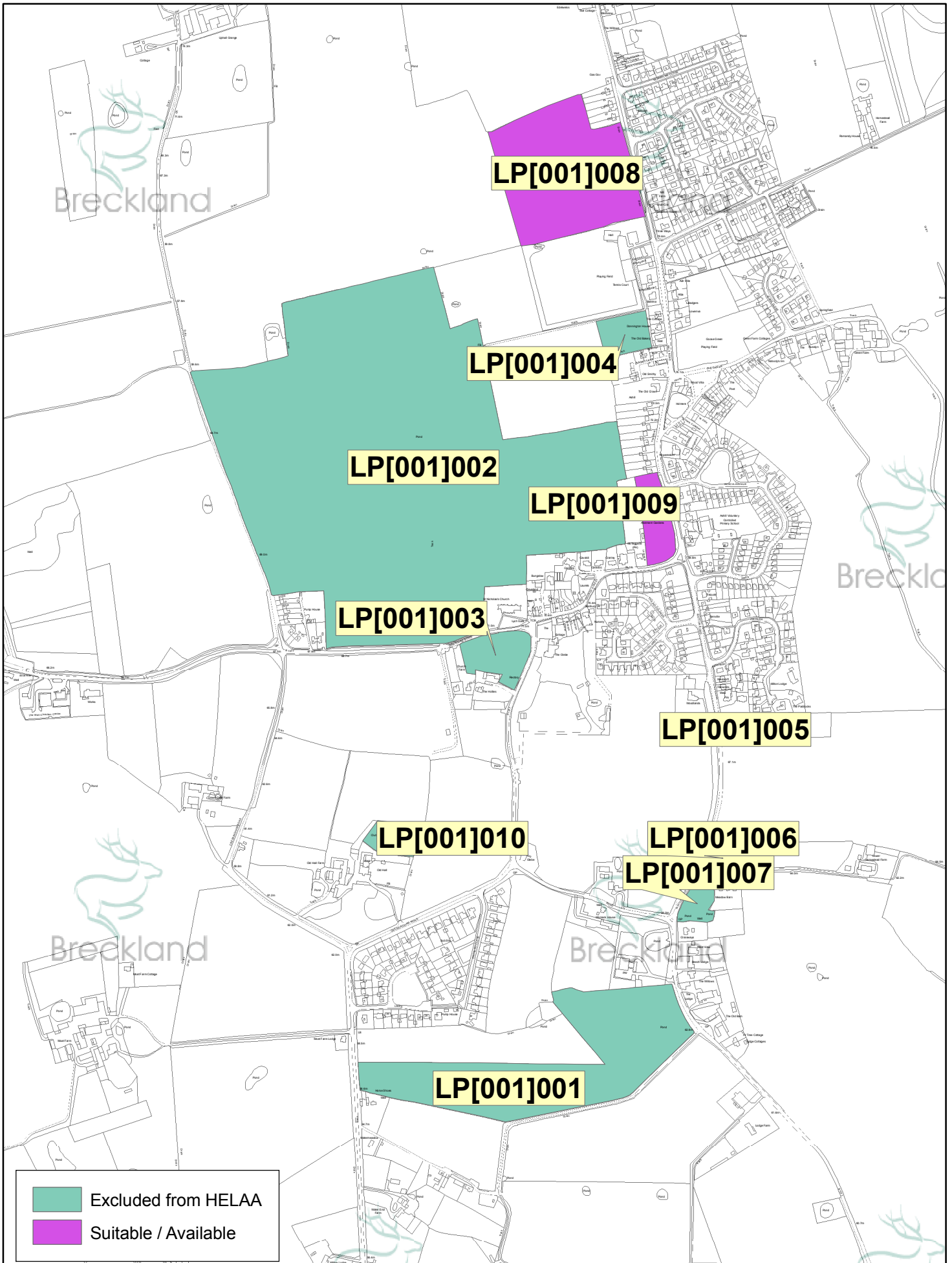
Site Address	Land north of South Park	Parish	Weeting
Current Planning Status	No relevant planning history		
Site Size	0.58	Local Plan Reference	LP[107]008
Greenfield/Brownfield	Greenfield	Proposed Use	Residential
Ownership	Childerhouse		

Absolute Constraints Check

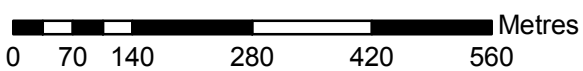
SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential			14
Density Calculator	Local Service Centre 25dph		

Constraint	Score	Comment
Access to Site	Amber	Subject to a safe access and adequate visibility the Highway Authority would not object to this site in being in the local plan.
Accessibility to local services	Green	
Utilities Capacity	Amber	Improvements would be required to the utilities capacity and infrastructure
Contamination	Green	
Flood Risk	Amber	Small areas of surface water flooding on the site
Market Attractiveness	Green	
Impact	Score	Comment
Nationally and Locally Significant Landscapes	Amber	Moderate-High landscape sensitivity
Townscape	Green	
Biodiversity and Geodiversity	Amber	

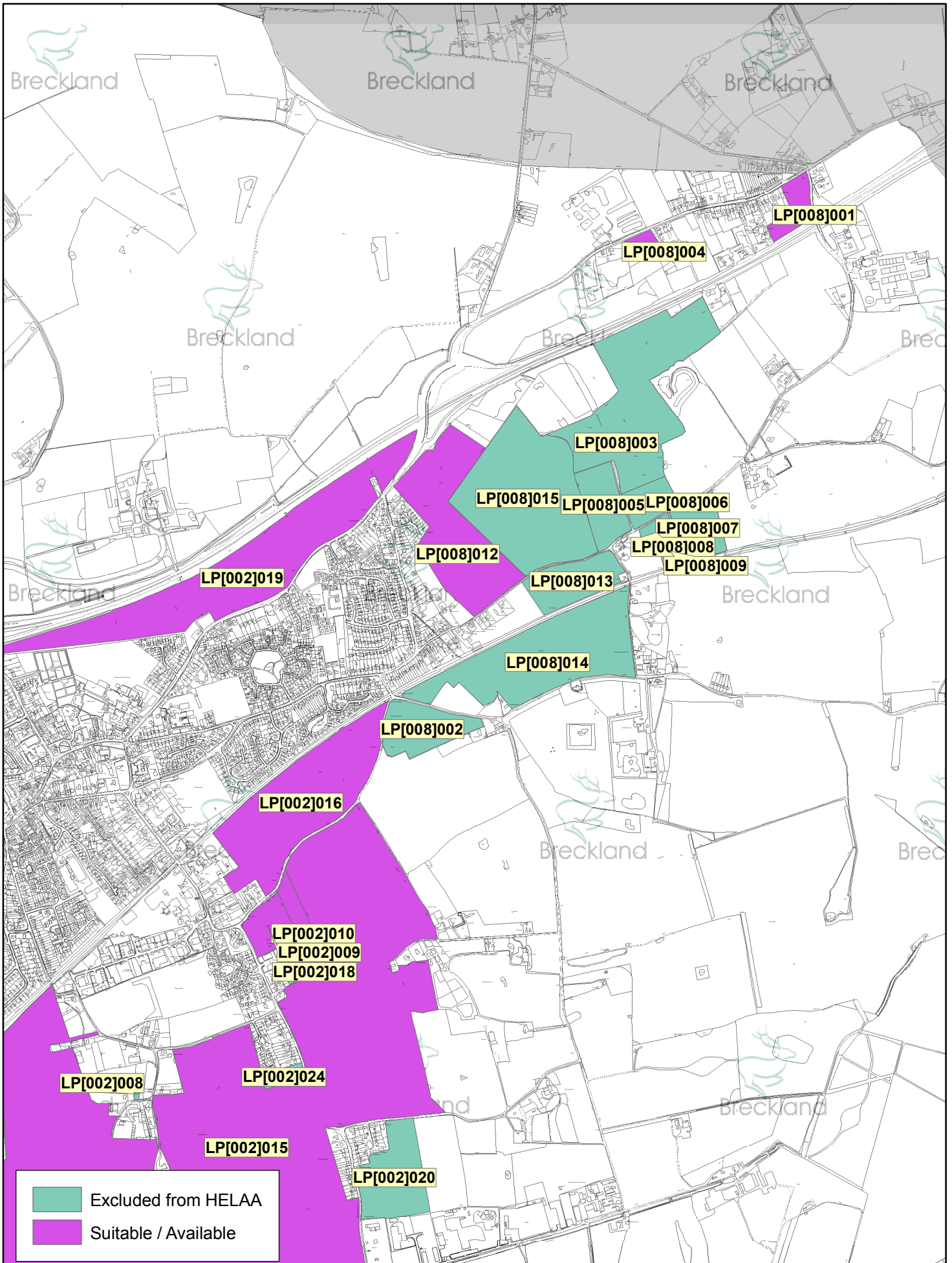
Historic Environment	Green	Subject to a safe access and adequate visibility the Highway Authority would not object to this site in being in the local plan.
Open Space	Green	
Transport and Roads	Amber	
Compatibility with adjoining uses	Green	
Local Plan Designation	n/a	
Availability Assessment		
Marketing	Unknown	
Availability	Within 5 years	
Build Out Rate	14 per annum	
Achievability	The site has been submitted as a land representation to the Local Plan. The site is greenfield. It is considered that the site is both achievable and viable.	
Overcoming Constraints	The site is situated within a stone curlew buffer, therefore careful consideration would need to be taken regarding this. However, the site is surrounded by residential uses to the north, south and west and the Stone Curlew SPA is also located to the west. This may have an impact upon the overall numbers that can be delivered on the site.	
Trajectory of Development	No specific phasing requirements.	
Barriers to Development	No major barriers have been identified through this assessment.	
Conclusion	The site is considered to be a suitable and available location.	



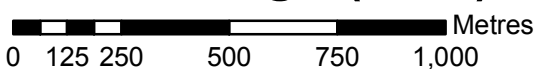
Ashill



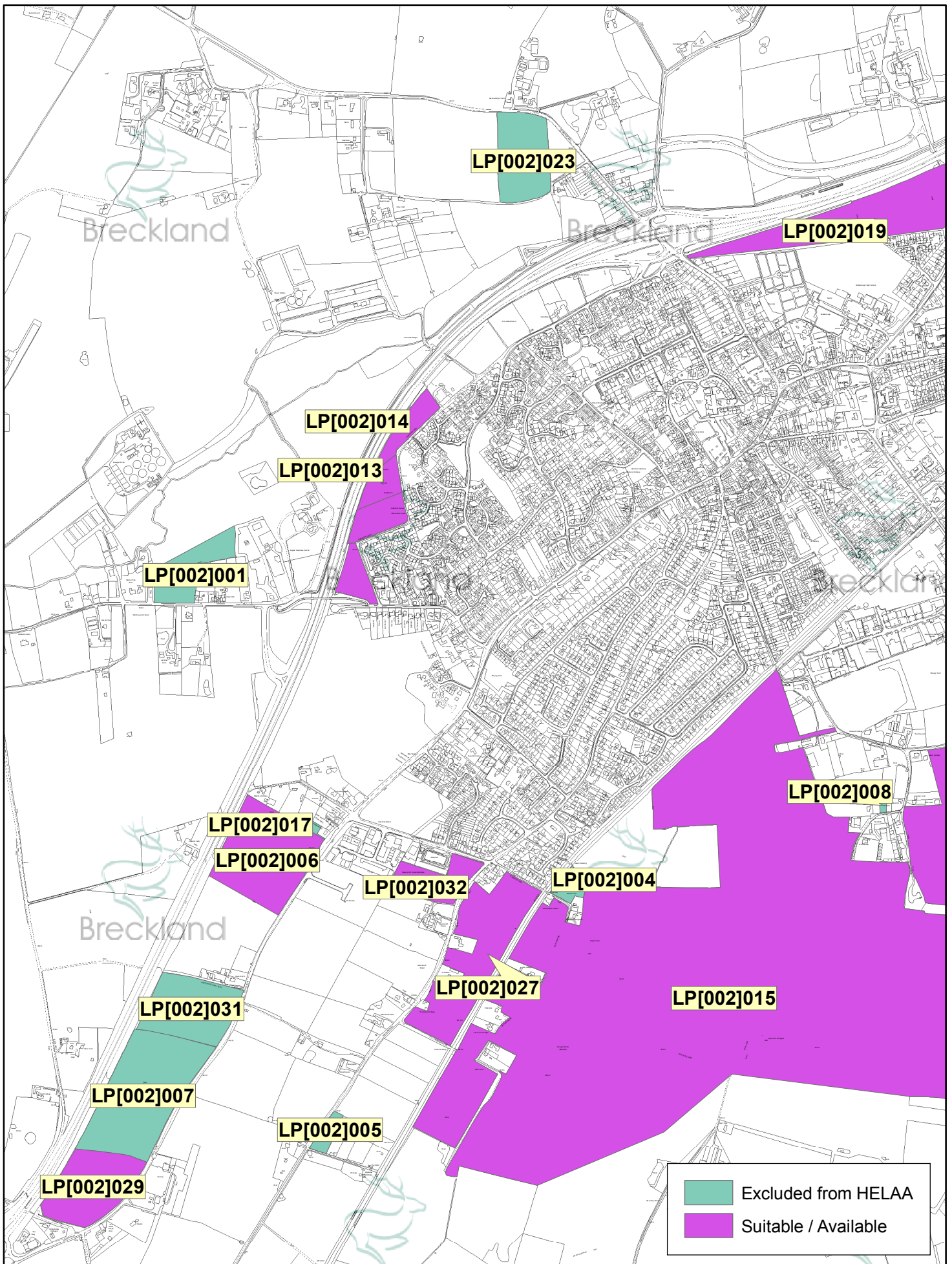
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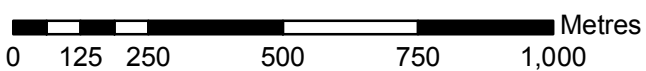
Attleborough (East) & Besthorpe



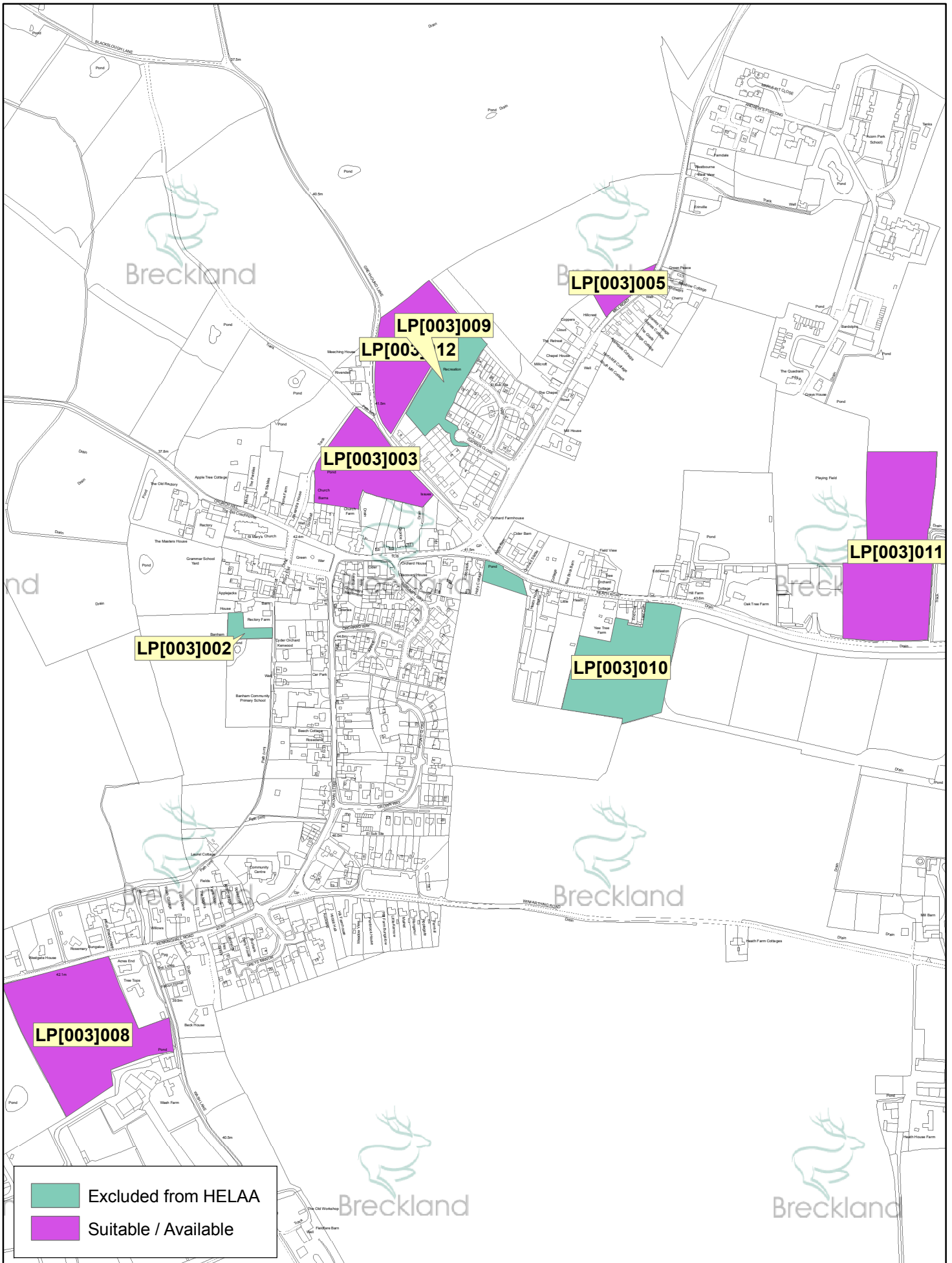
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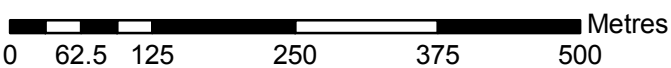
Attleborough (West)



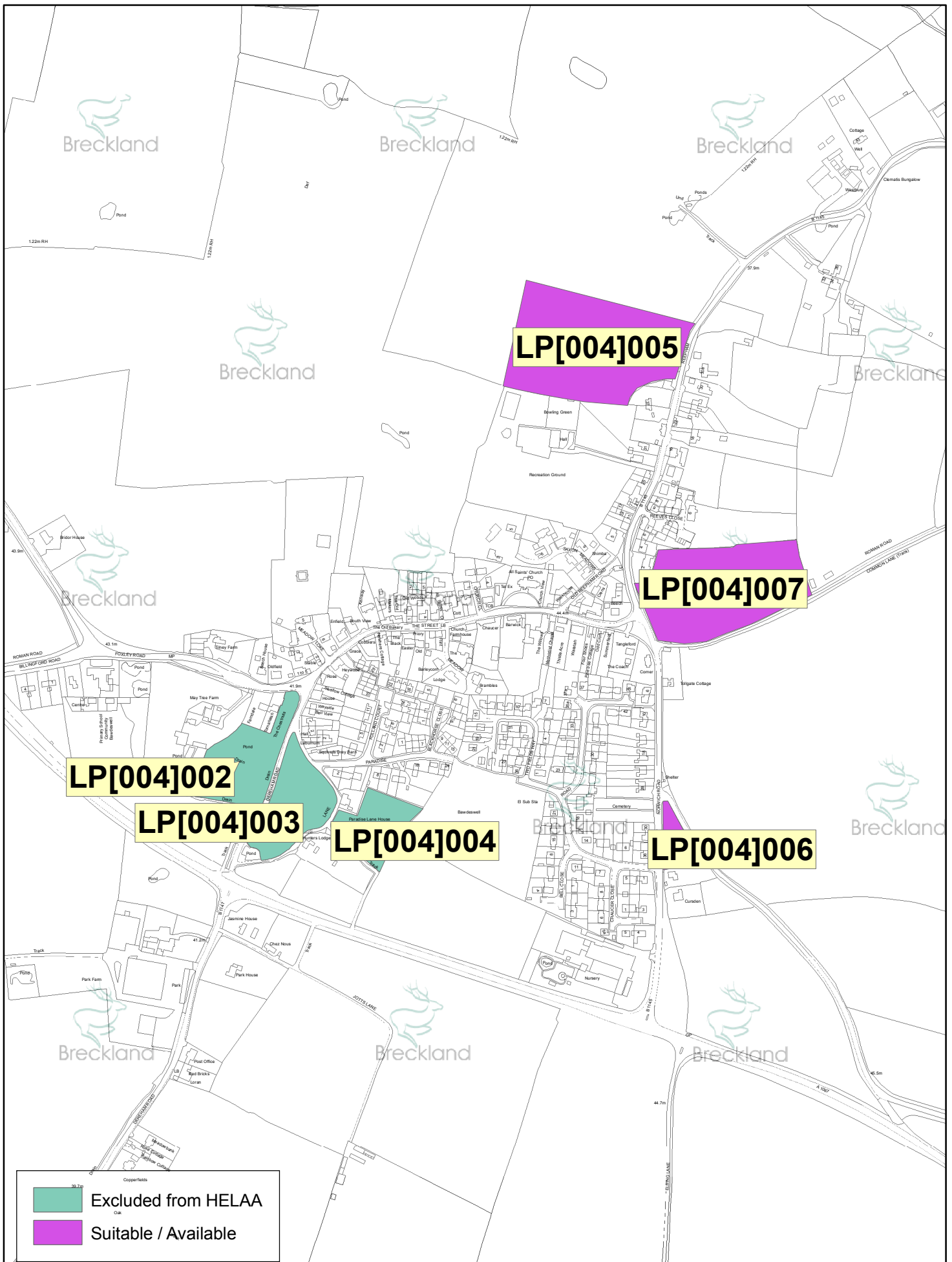
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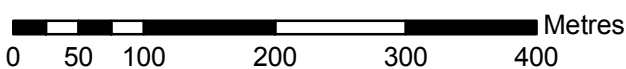
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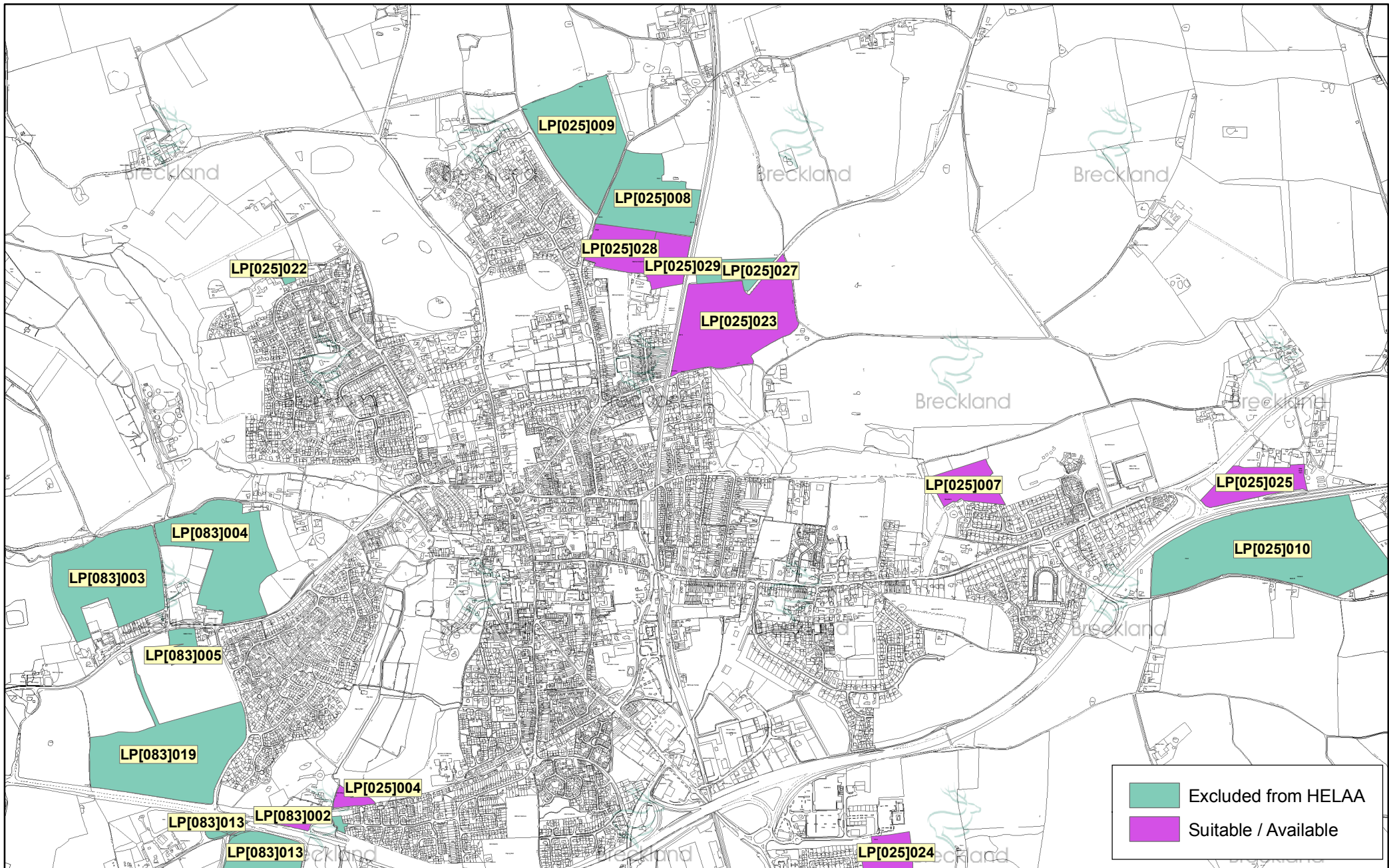
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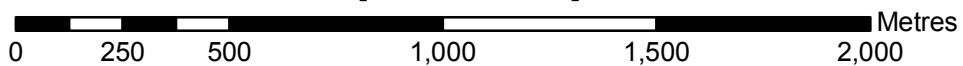
Bawdeswell



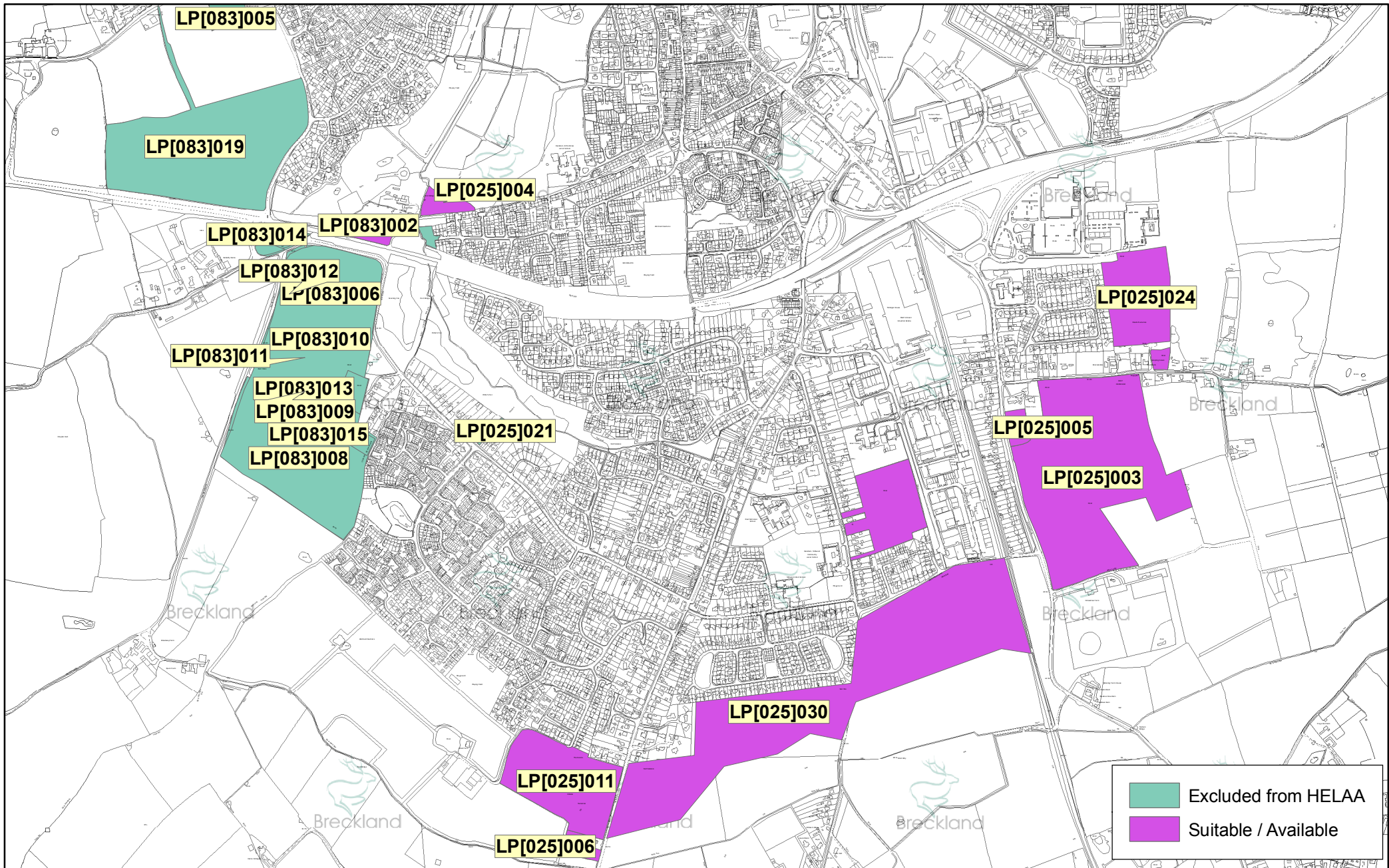
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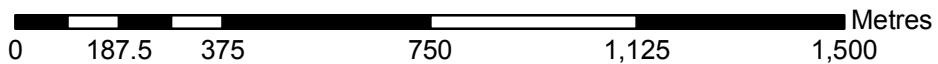
Dereham (North)





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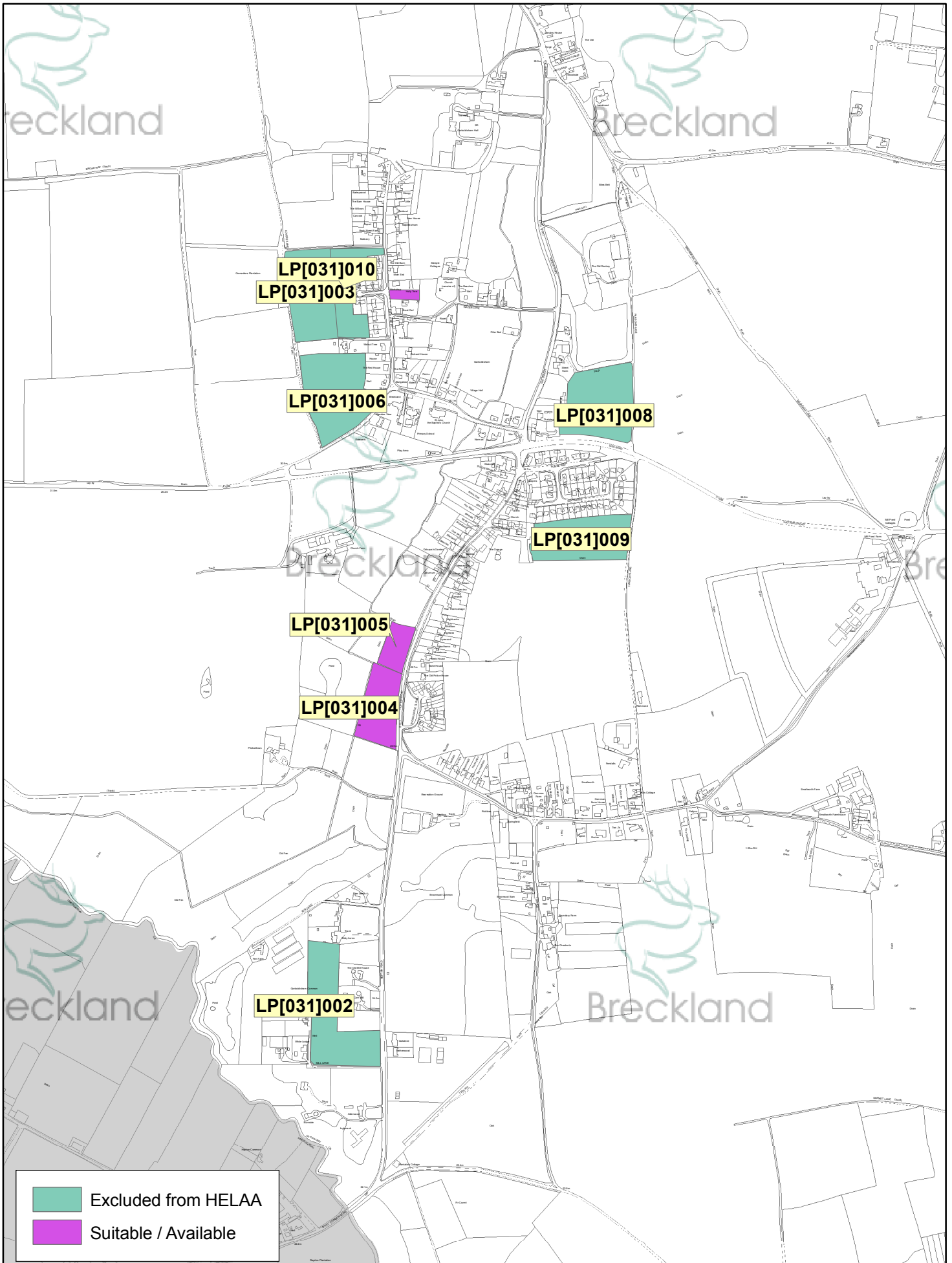


Dereham (South)

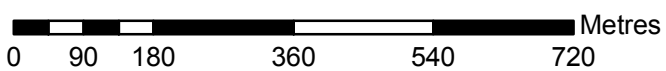


	Excluded from HELAA
	Suitable / Available

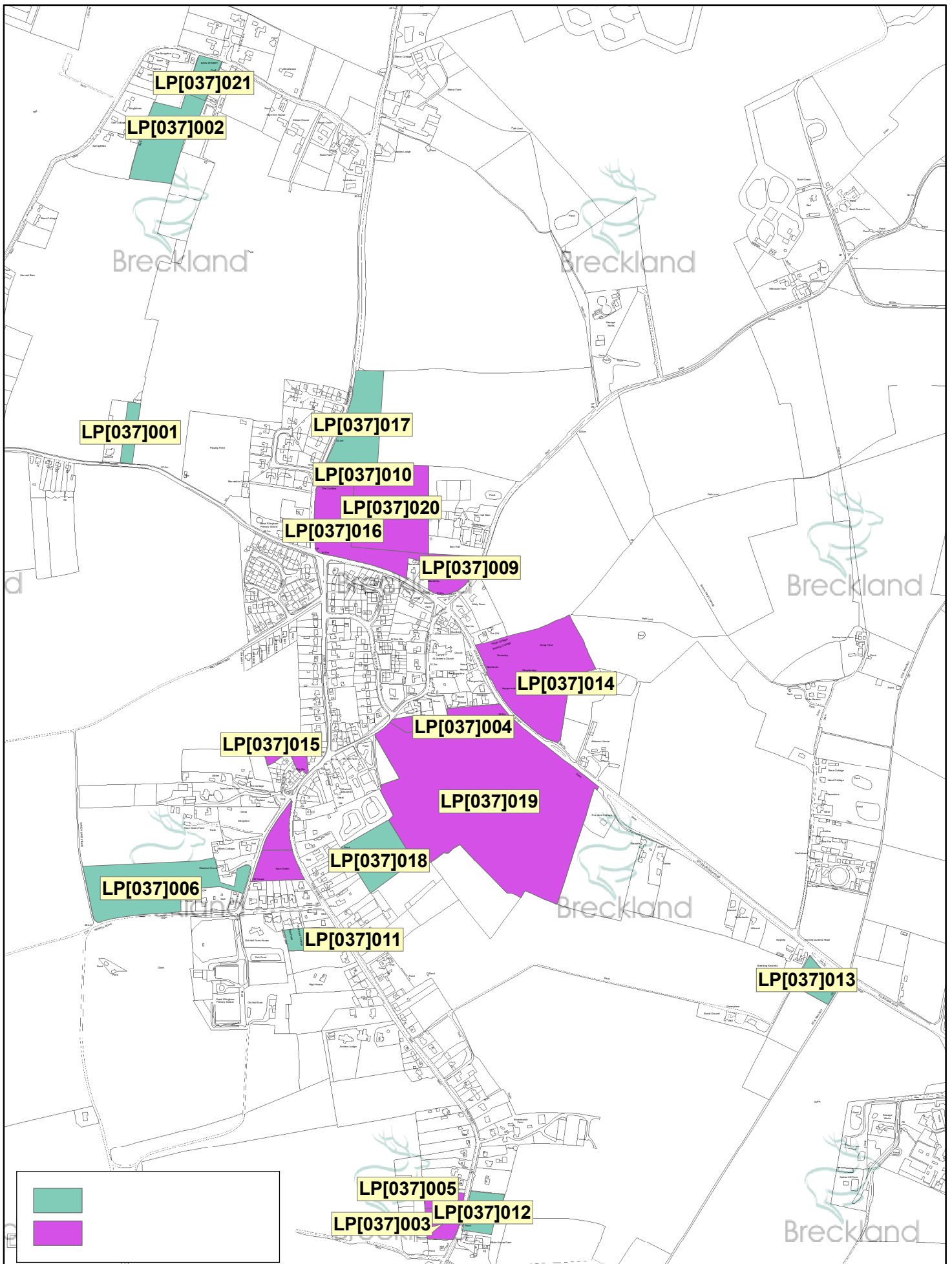
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Garboldisham



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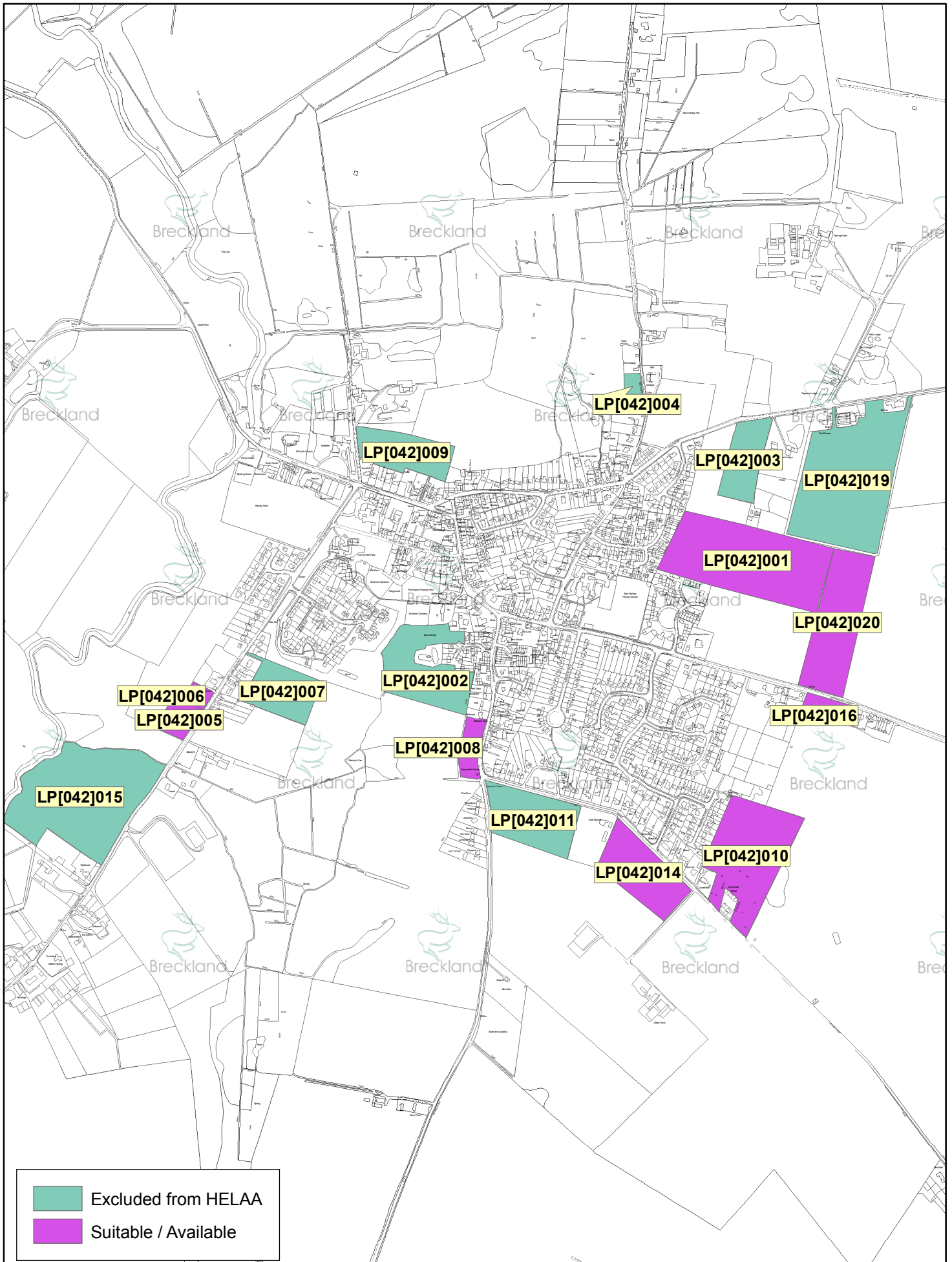


Great Ellingham

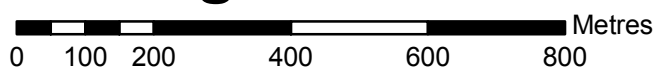
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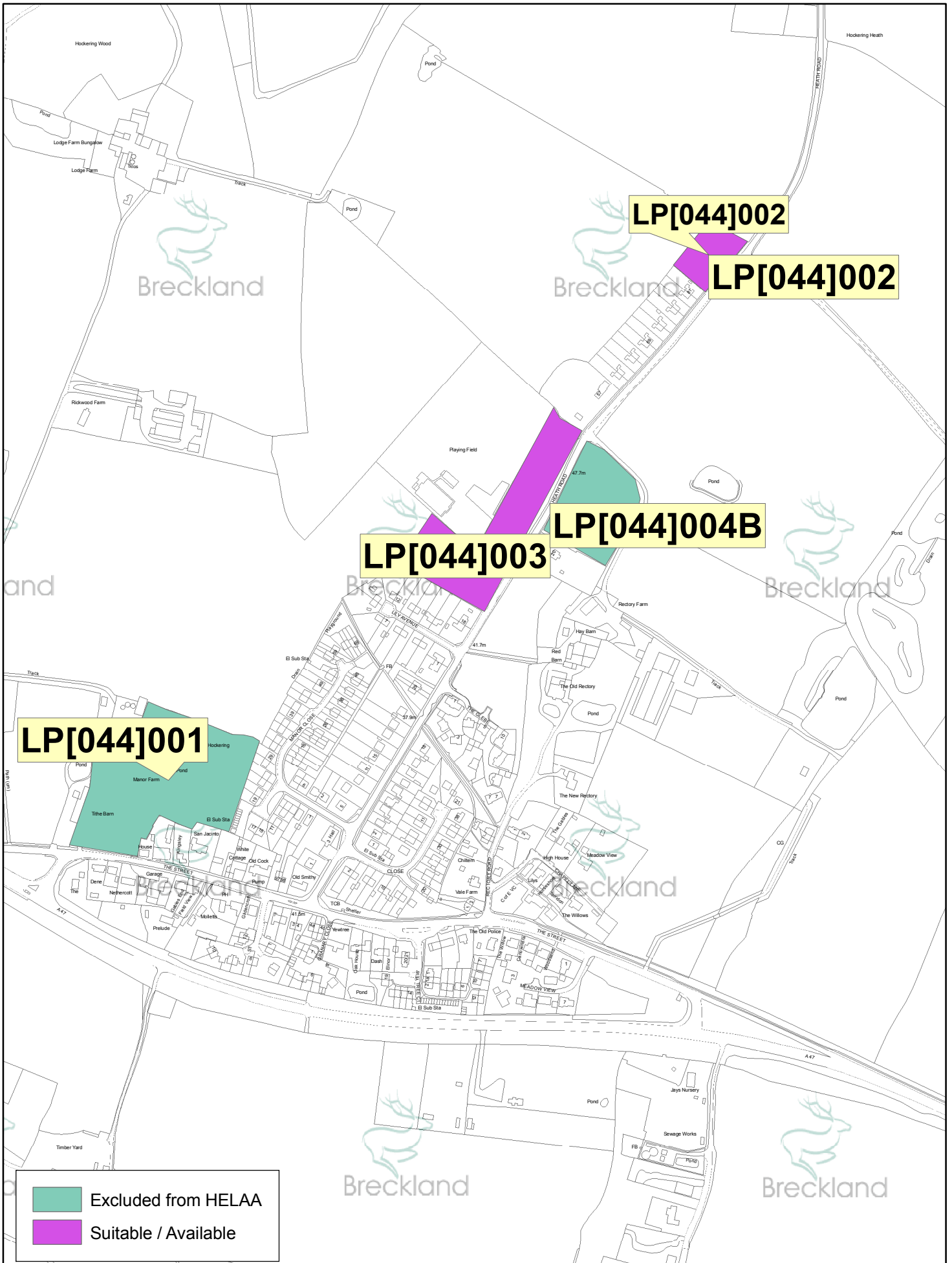
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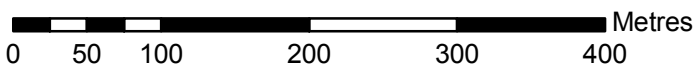
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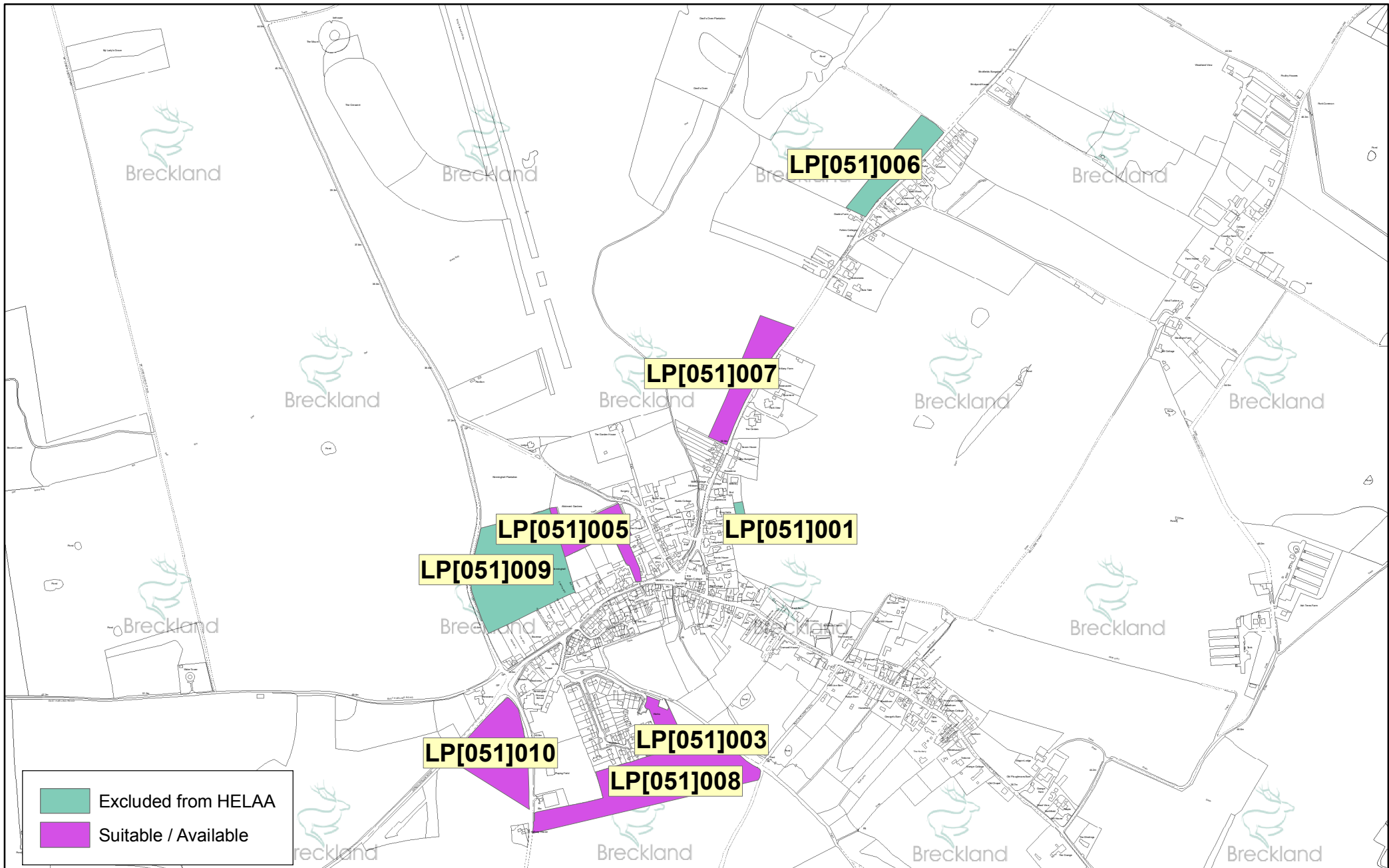
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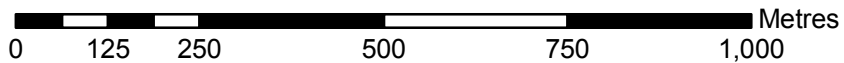
Hockering



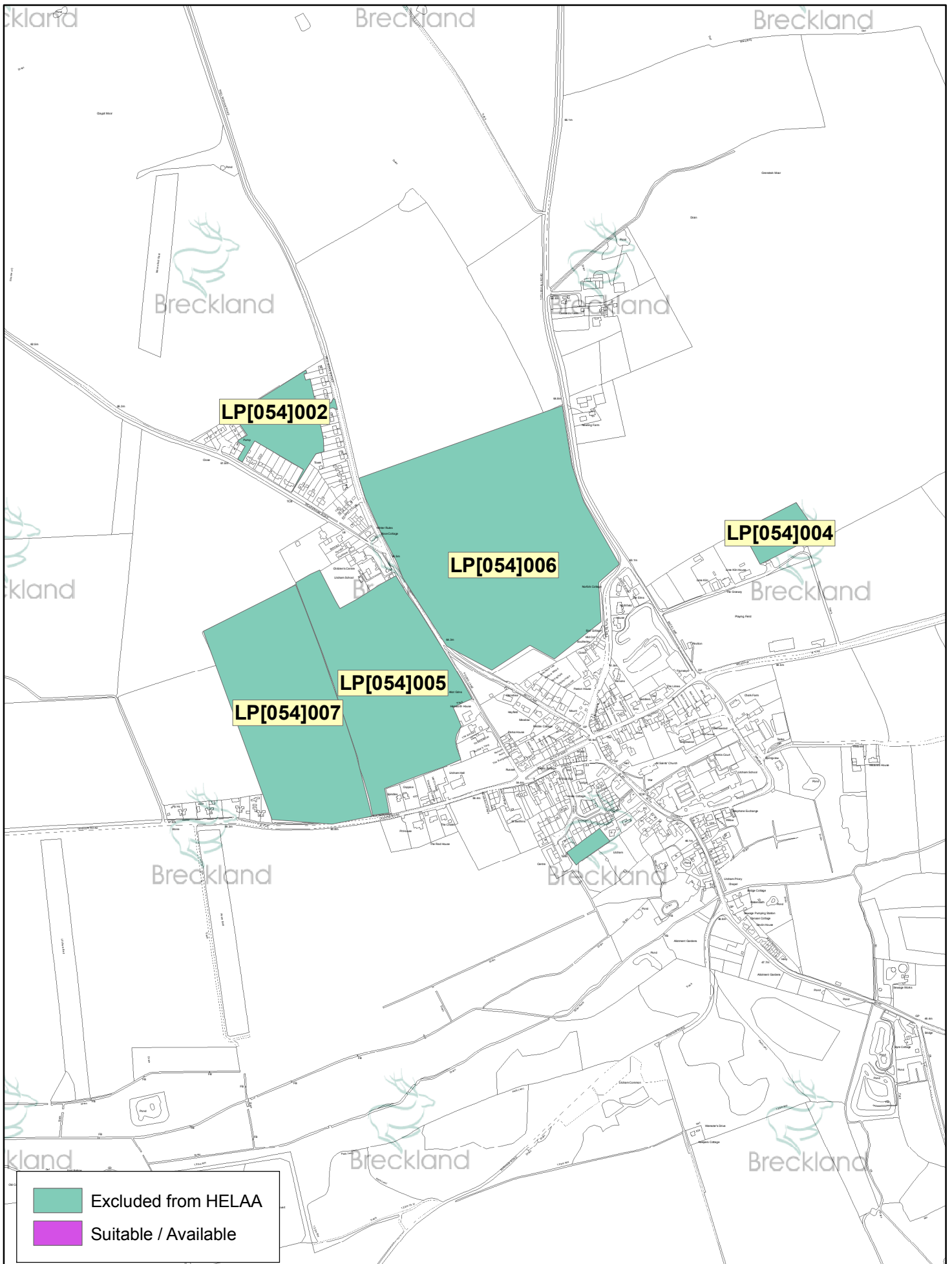
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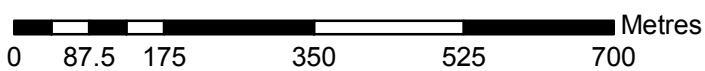
Kenninghall



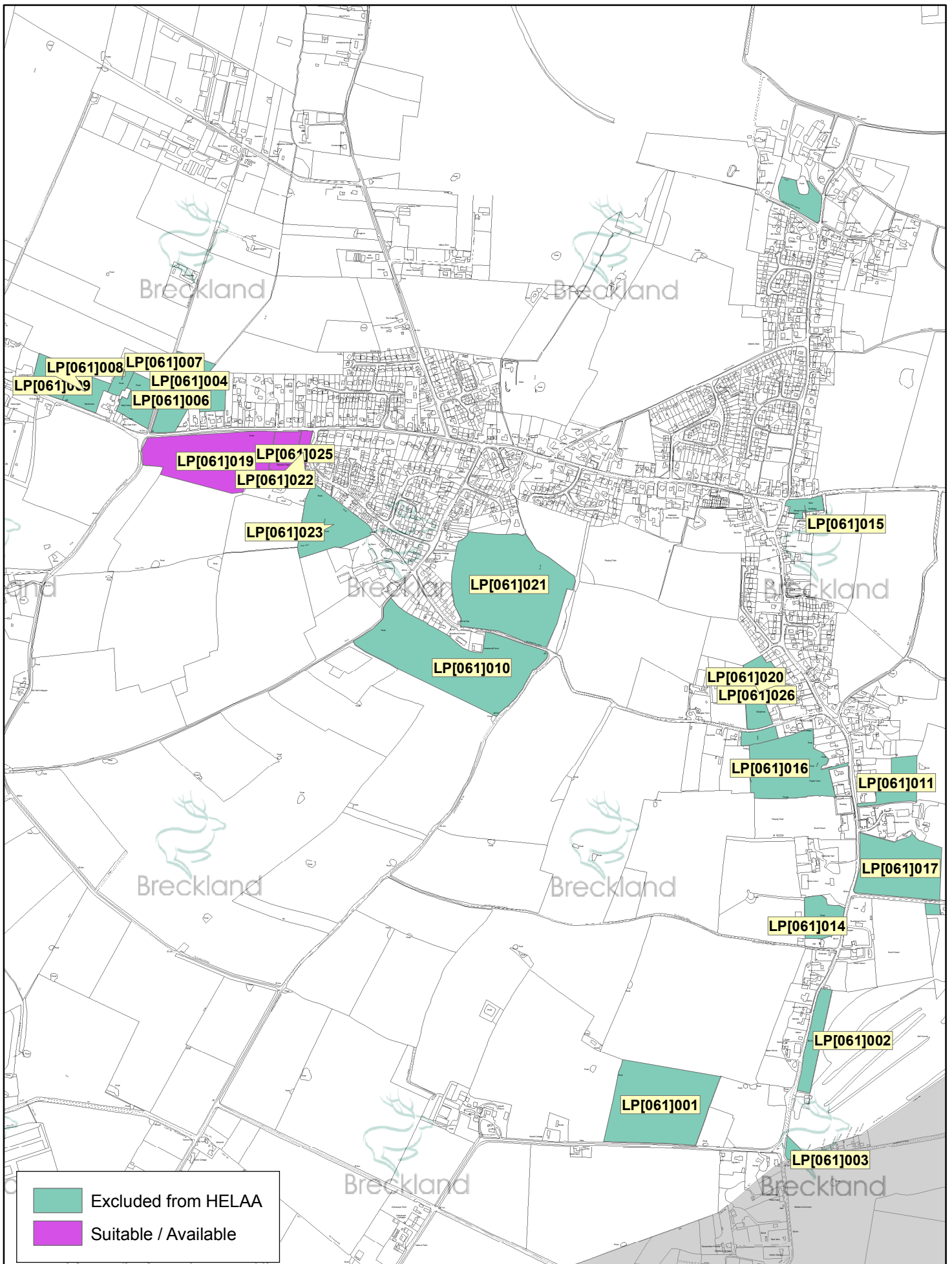
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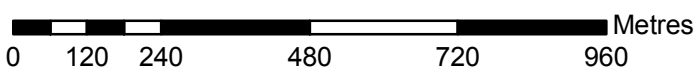
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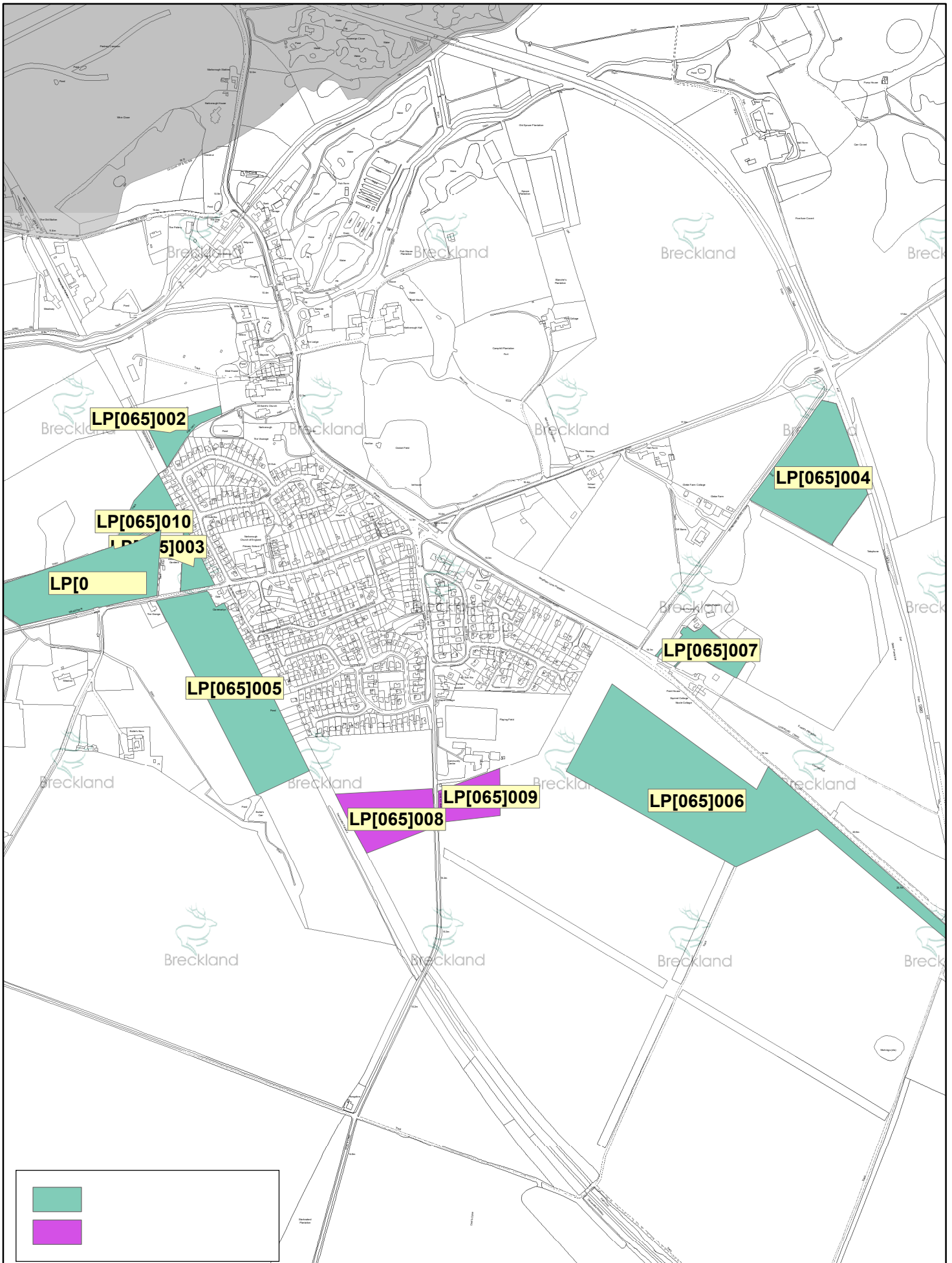
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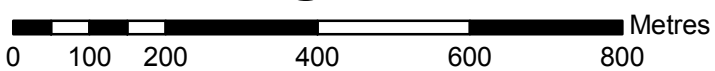
Mattishall



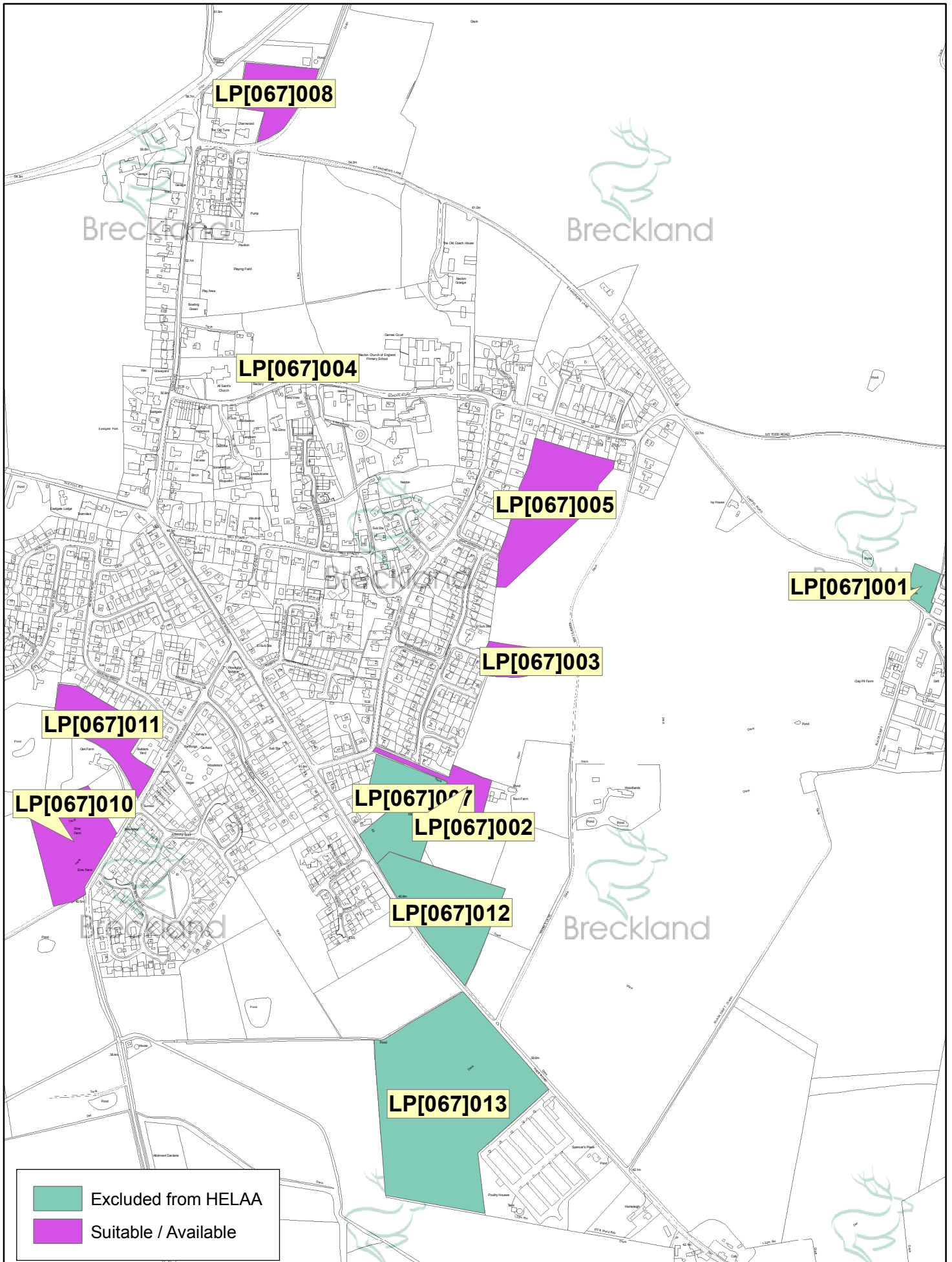
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Narborough



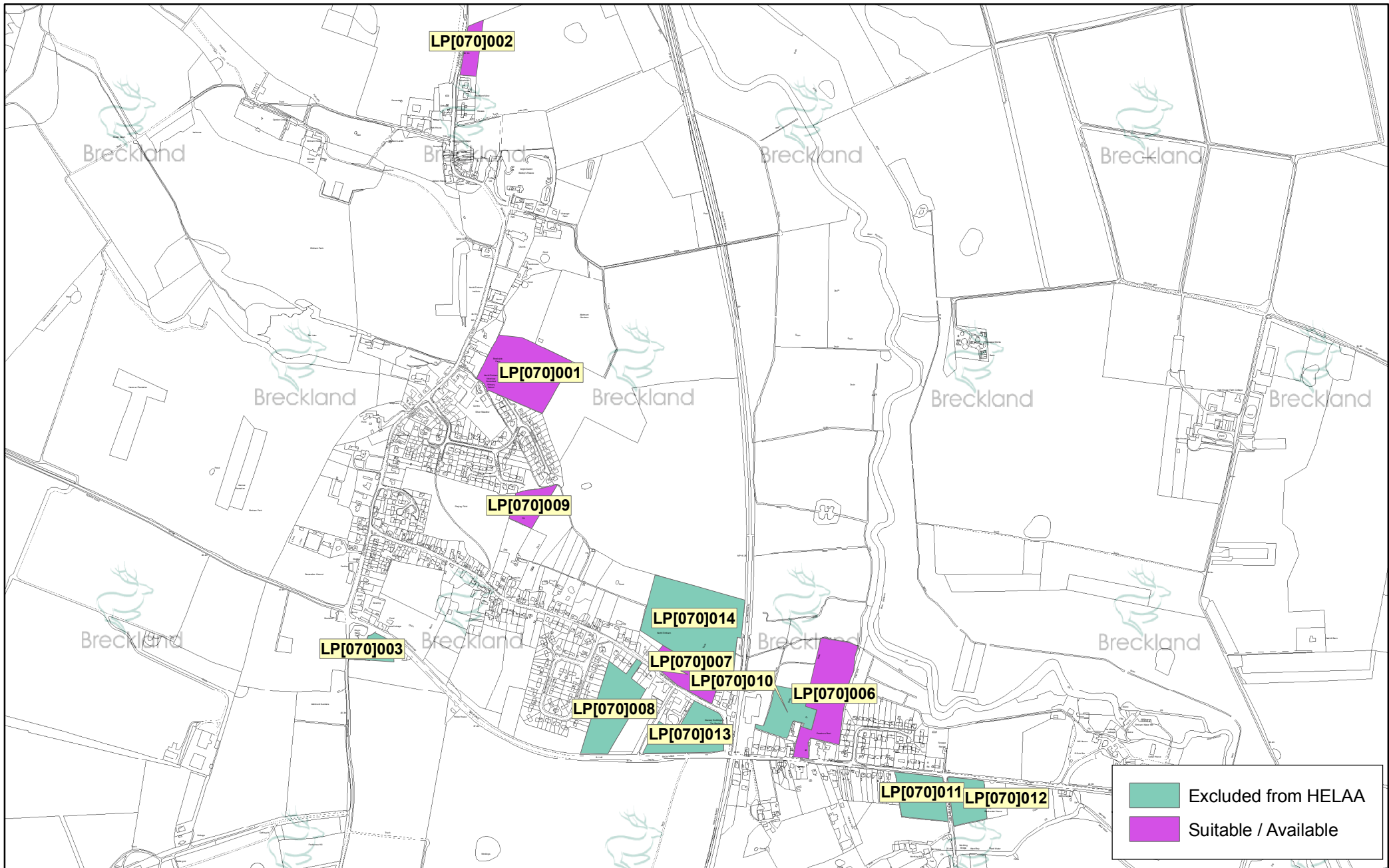
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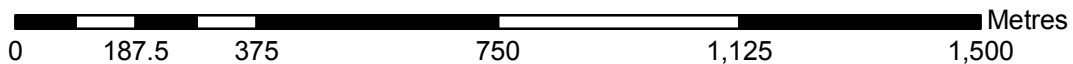
Necton



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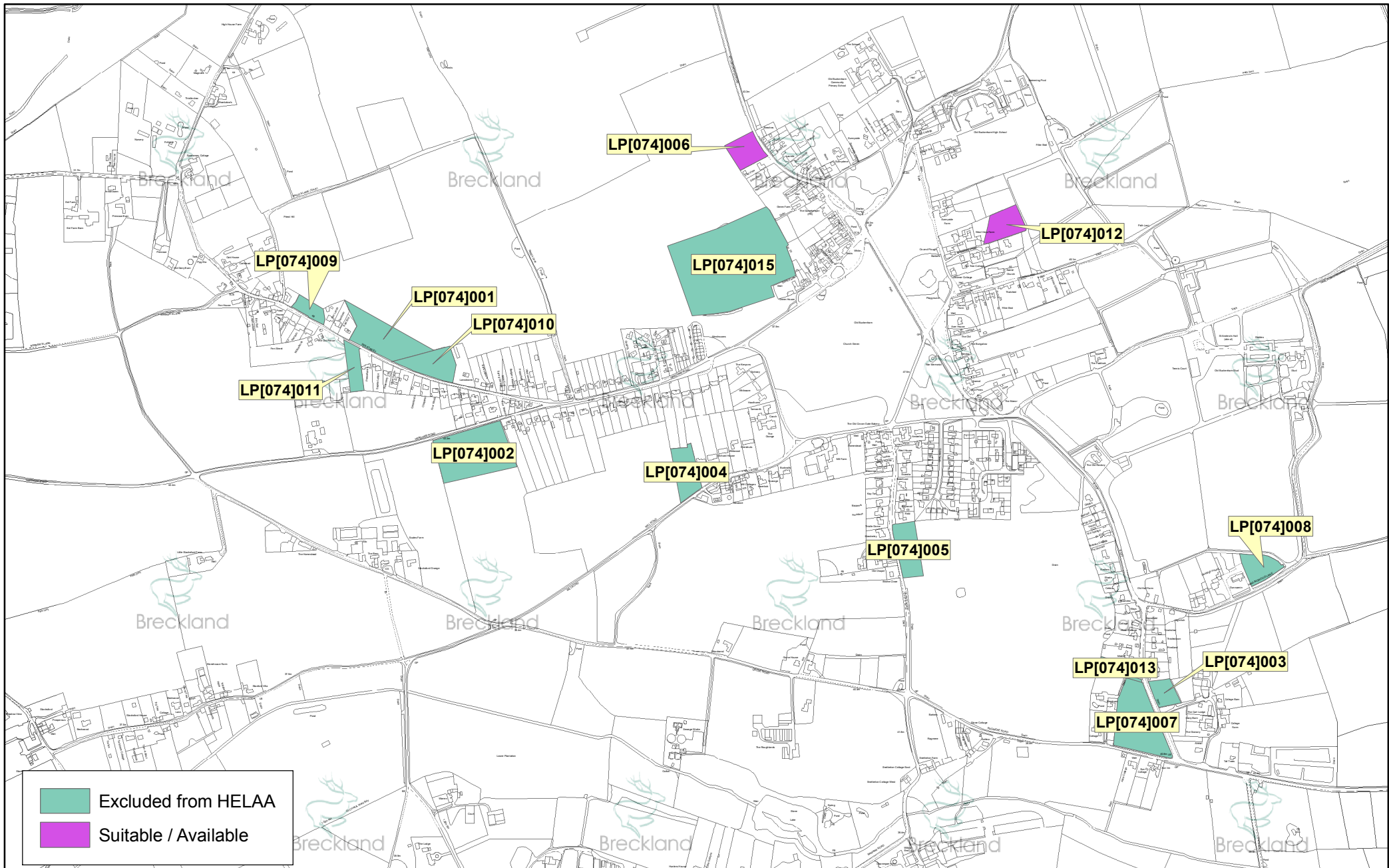


North Elmham

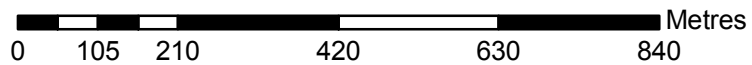


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	Suitable / Available

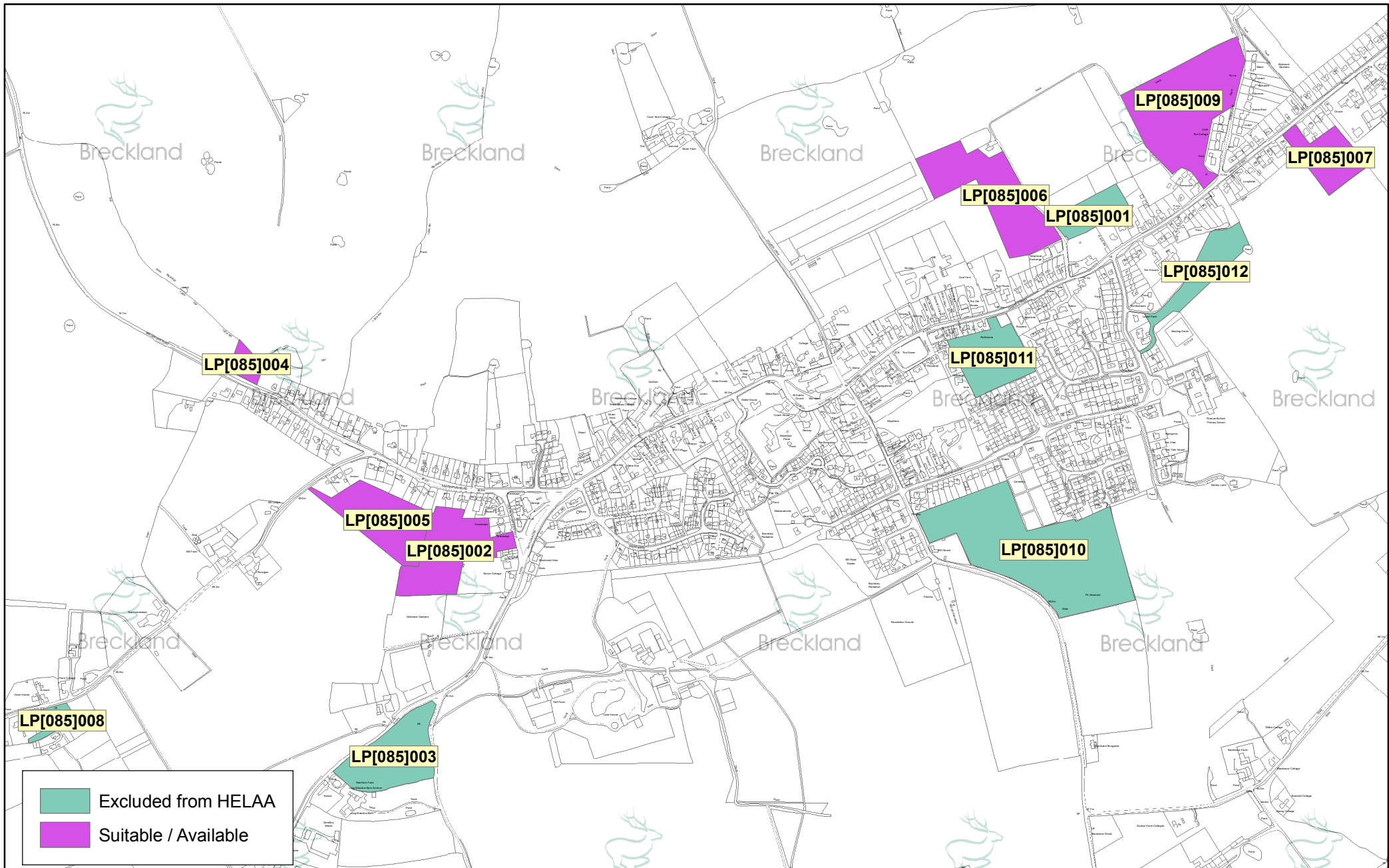
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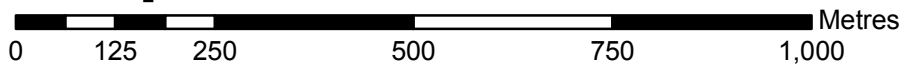
Old Buckenham



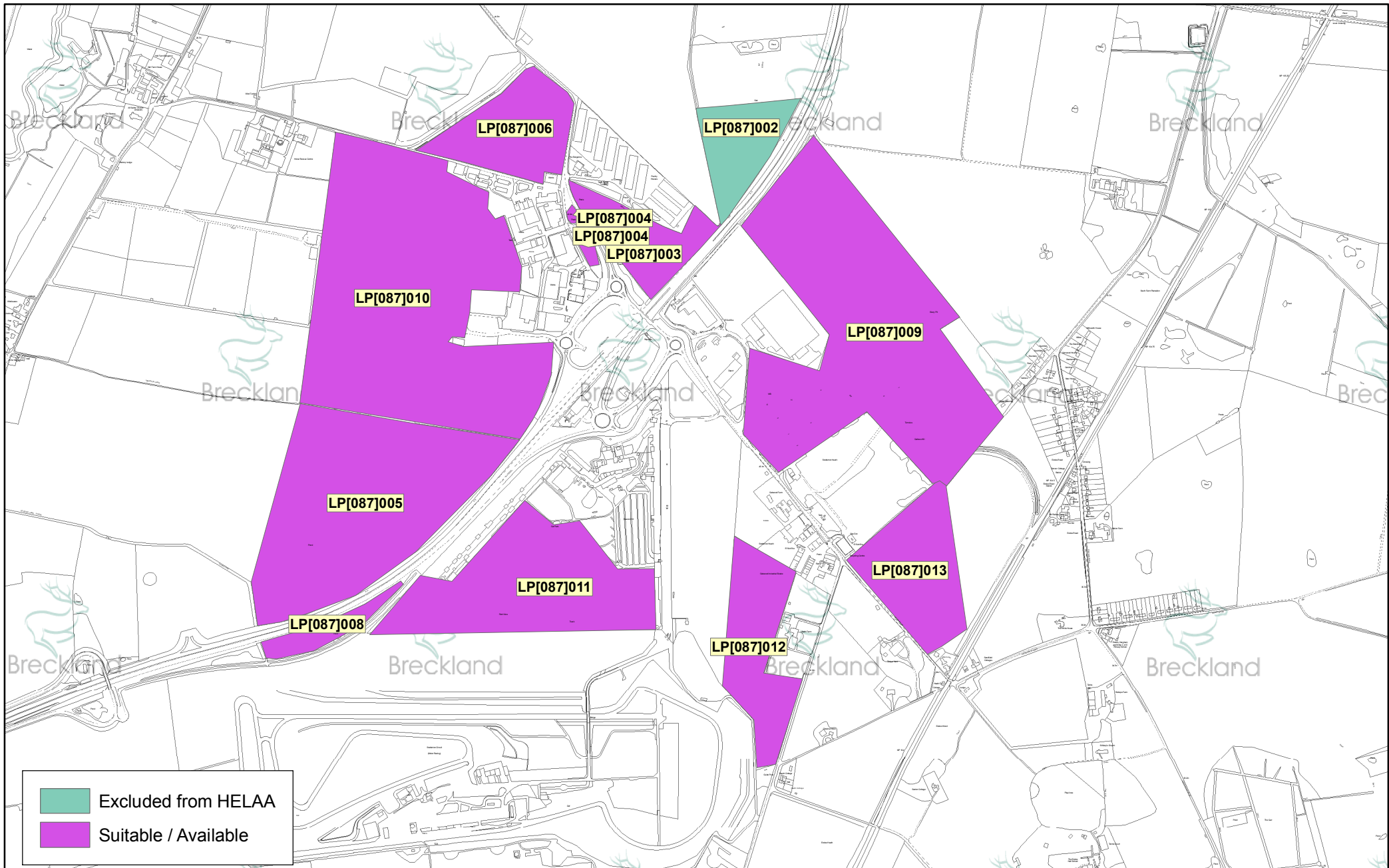
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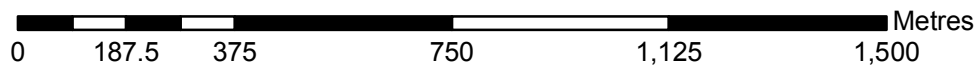
Shipdham



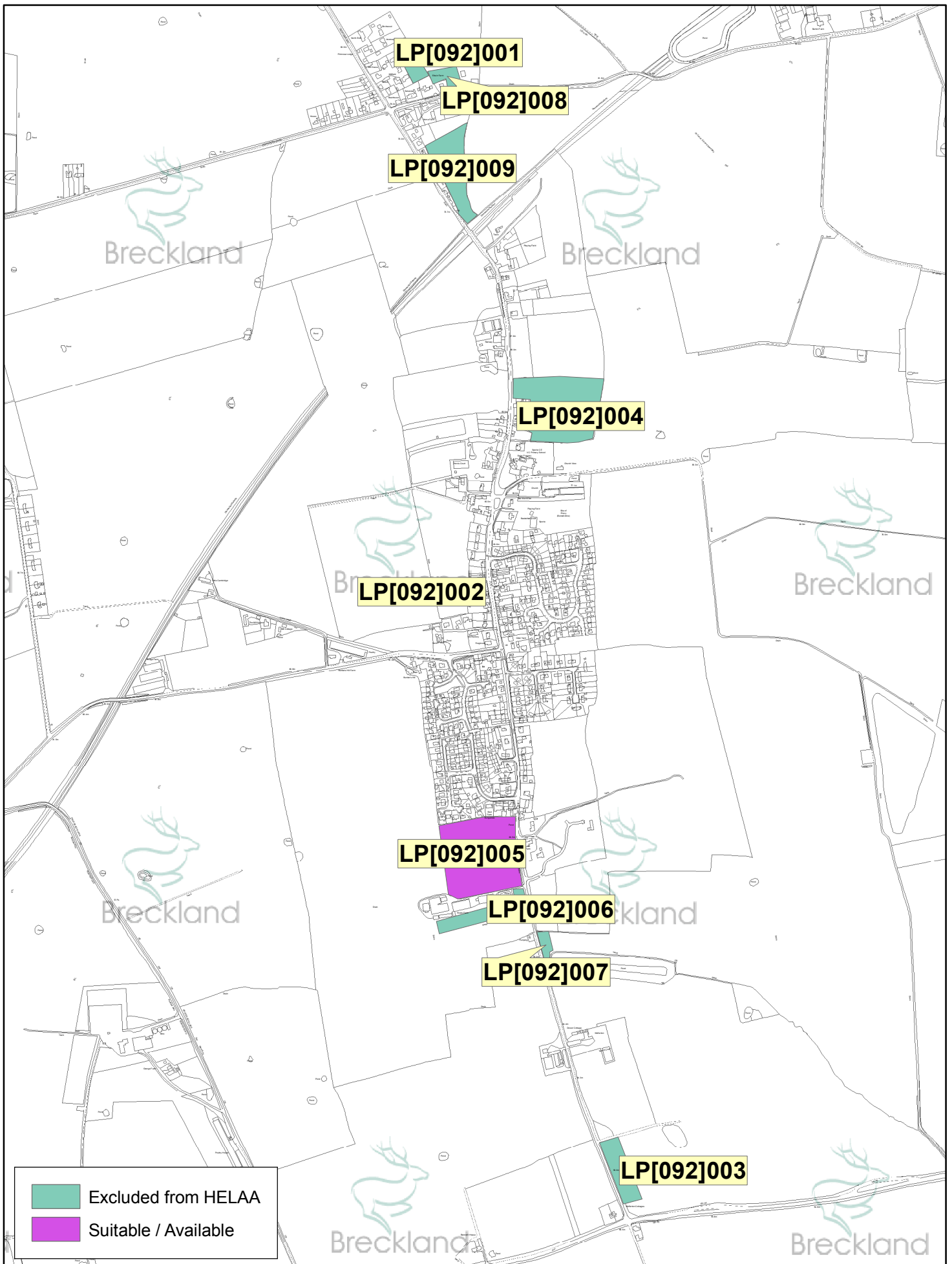
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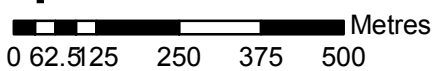
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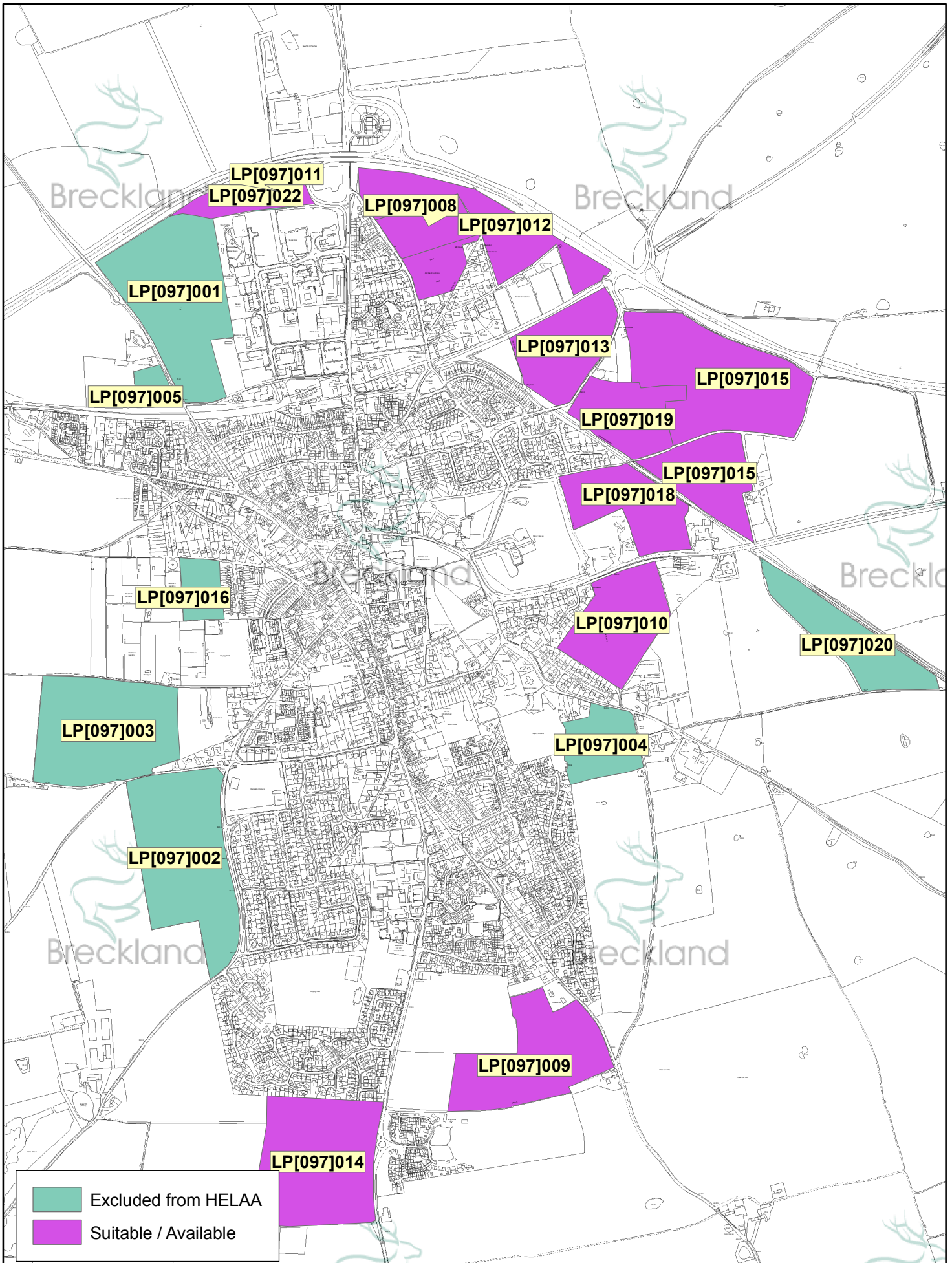
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Sporle

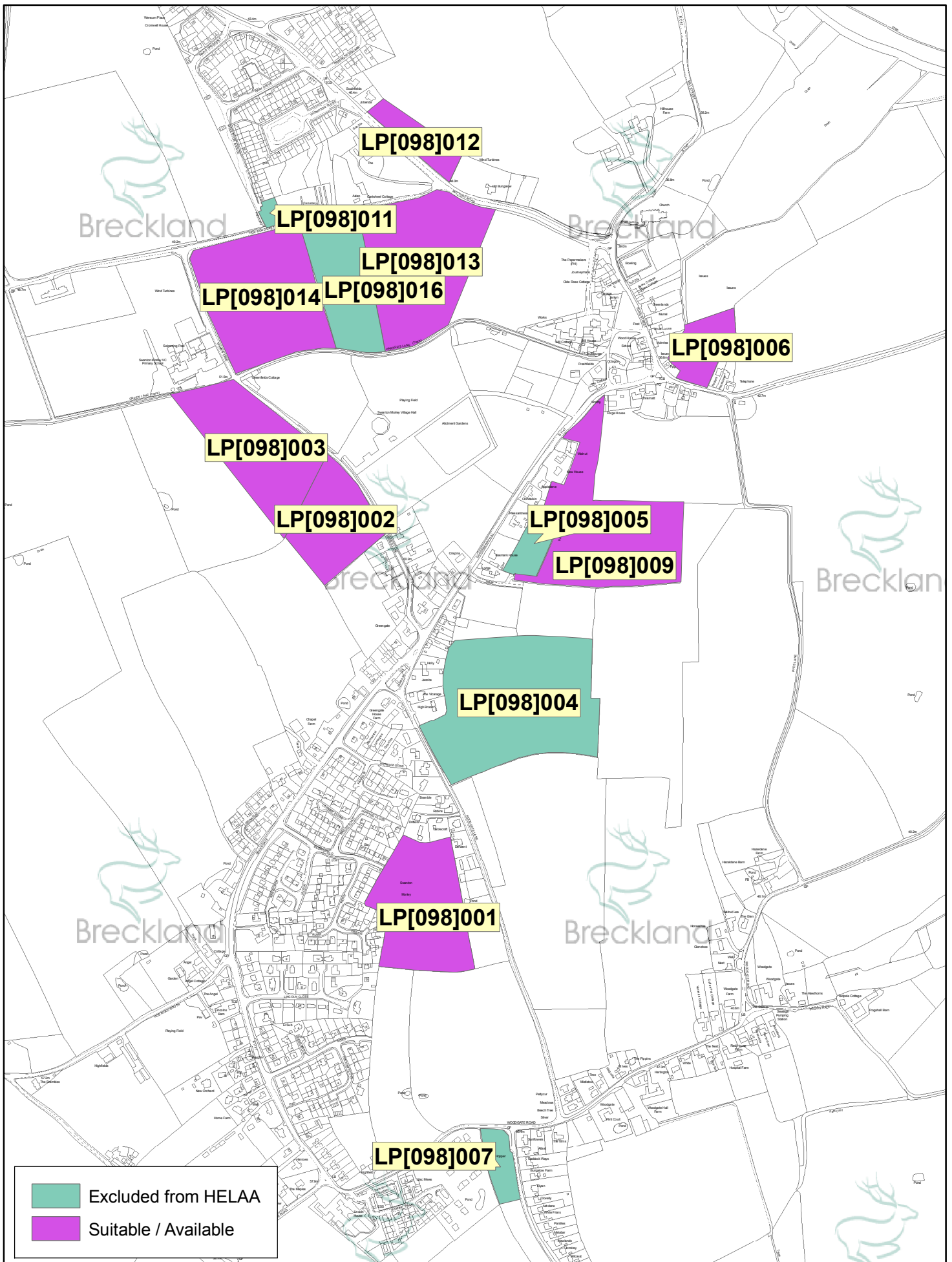


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Swaffham

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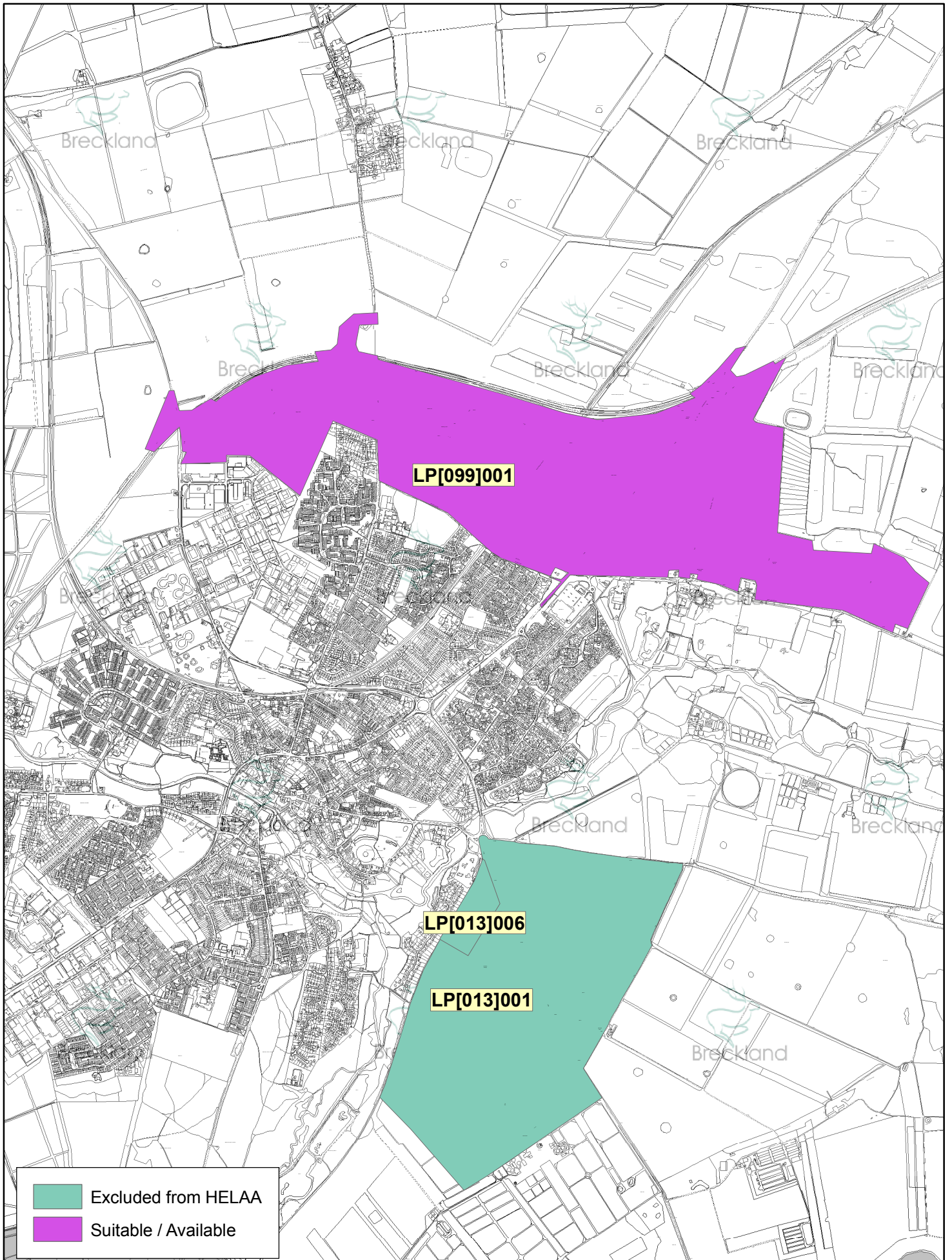


Swanton Morley

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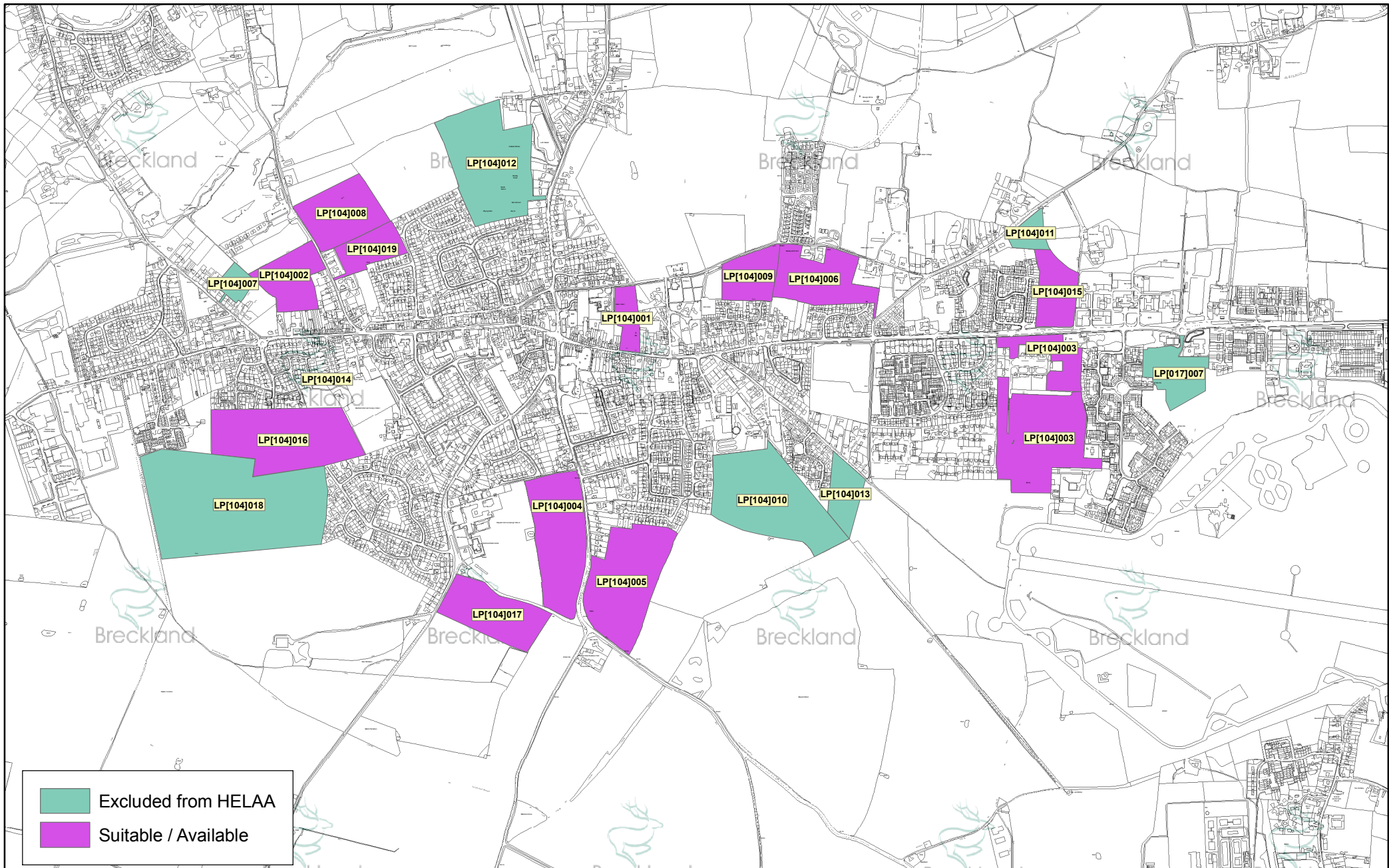


Thetford

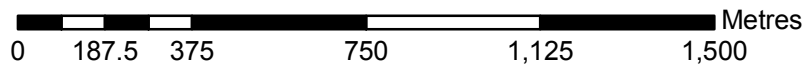
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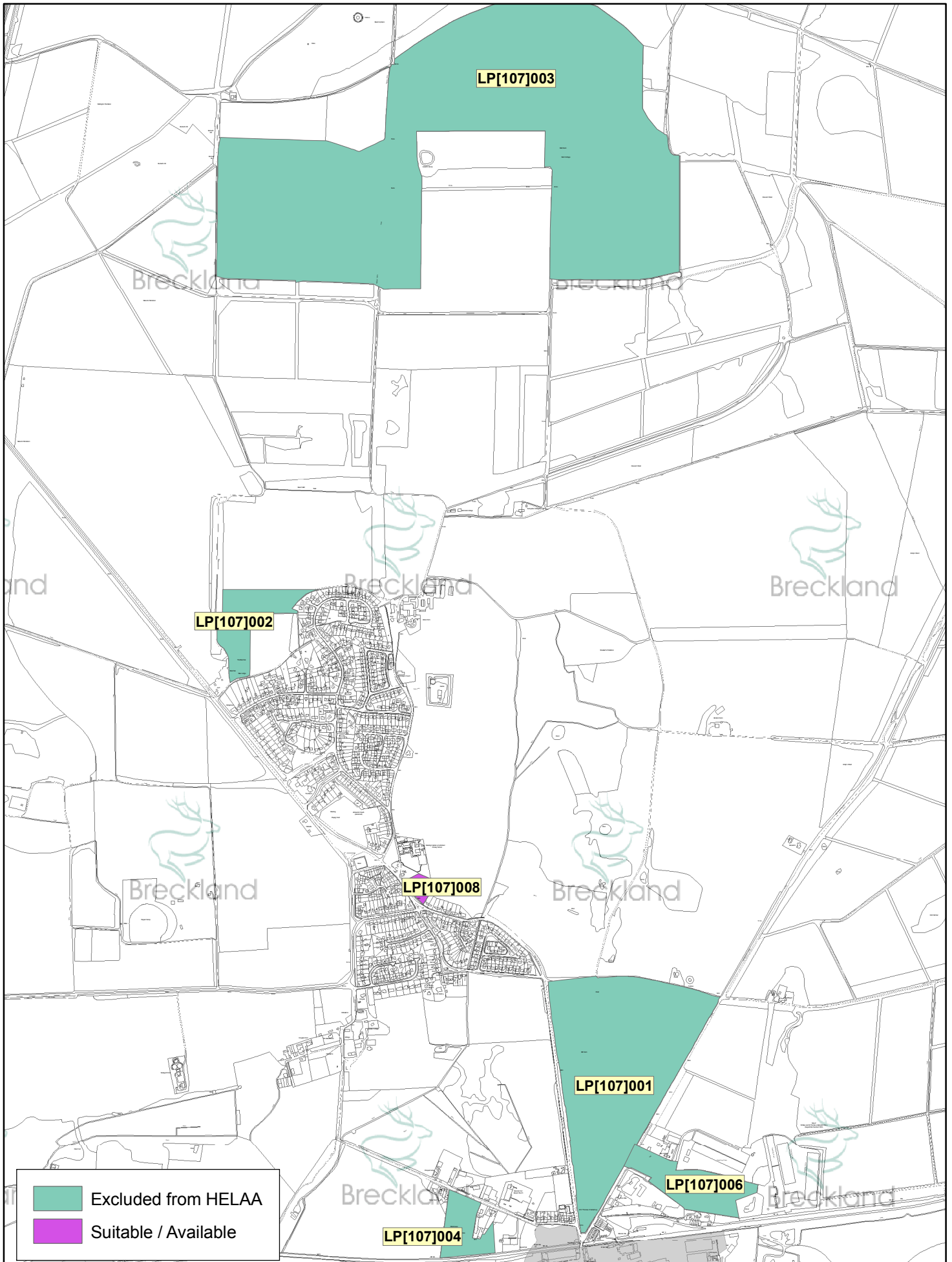
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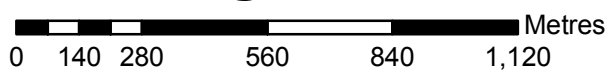
Watton



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Weeting



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