

Strategic Housing Land Availability Addendum 2015

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	Introduction	
1.	Introduction	2
	Methodology and Outcome	
2.	Methodology Update	3
3.	Assessment	4
4.	Outcome	5
	Conclusion	
5.	Conclusion	8
	Appendices	
6.	Appendix 1 Site Maps	9
7.	Appendix 2 Assessment Matrix	35

1 Introduction

1.1 The Strategic Housing Land Availability Assessment (SHLAA) is a key piece of the evidence which the new Local Plan will be based upon.

1.2 This addendum follows the second review of the SHLAA taken place in 2014, which reflects a number of key changes to national planning policy as well as reflecting the changes in land values since the previous iteration of the study was produced in 2011. This addendum to the 2014 study considers the additional sites being put forward in the Local Plan process in market towns and Local Service Centres within Breckland including potential newly identified service centres and seeks to identify land with potential for residential development and assesses that potential.

1.3 When considering this report it is important to remember that its findings do not in themselves determine whether or not a site should be allocated for development through the Local Plan or granted Planning Permission for housing. Land will be allocated for development through the plan making process and will be subject to significant public consultation and scrutinised at an Examination in Public. Applications for planning permission will be determined by the Council based upon their own individual merits and taking into account the policies of the Development Plan and all other material considerations. The results of this assessment will not prejudice any future decision of the Council on either of these matters.

1.4 This addendum should be read in conjunction with the SHLAA 2014 document.

2 Methodology Update

2.1 The assessment of additional sites in this 2015 SHLAA addendum follows the same methodology as set out in section 7 of the 2014 review. The scope of the site selection has been broadened to include a number of settlements in order to inform the production of the emerging single Local Plan. This does not alter the main selection and assessment process that the SHLAA was carried out.

2.2 The 2014 study sought to include sites that fell into the five market Towns and 14 Service Centre Villages as identified in the Core Strategy. As part of the evidence base to inform the emerging Local Plan a service centre review was undertaken in early 2015. This identified additional potential service centres. As a result, sites that fall within the additional service centres, together with the sites newly put forward following the Issues and Options consultation undertaken between December 2014 & January 2015 within existing service centres are included in this addendum.

2.3 The existing towns and Service Centre Villages included in the SHLAA were:

- Thetford
- Attleborough
- Dereham
- Swaffham
- Watton
- Banham
- East Harling
- Great Ellingham
- Litcham
- Mattishall
- Mundford
- Narborough
- Necton
- North Elmham
- Old Buckenham
- Saham Toney
- Shipdham
- Swanton Morley
- Weeting

2.4 The newly identified Service Centre Villages include:

- Bawdeswell
- Beetley
- Hockering
- Hockham
- Kenninghall
- Sporle
- Yaxham

3 Assessment

3.1 Using the method set out in the SHLAA 2014 study and taking into account the revised Local Service Centre Village list, a total of 82 additional sites with the potential for residential development have been included and assessed. The site assessment has gone through three key stages of assessment, including suitability, achievability and availability.

3.2 All the newly included SHLAA sites were put forward during the Local Plan process for potential allocation during 2013 and 2015, therefore it is considered that all the sites being put forward are available. The achievability assessment has partially been carried out through the 2014 SHLAA's viability assessment using the HCA viability model. This SHLAA addendum employed the same list of typologies as used in the previous assessment, therefore the viability conclusions from the previous assessment are considered relevant and valid.

3.3 These sites were assessed against the suitability and achievability matrix as set out in the 2014 methodology using a GIS based approach. As a result of this assessment a number of sites were considered unsuitable for development or that development on site was unachievable. The results of the suitability/achievability matrix are included as Appendix 2.

3.4 Development was considered to be suitable and achievable on 29 of the 82 sites that were identified. The distribution and the delivery timescale of those sites are set out in the next section.

4 Outcome

4.1 Having considered the results of the assessment, further analysis has been undertaken to assess the delivery timescale of the sites considered deliverable and developable. The decision on when a site was likely to be developed was based on the yield of the site, reasonable build out rates and any time limiting constraints that were identified during the suitability/achievability assessment. For the purpose of this assessment build out rates were considered to be at a maximum of 50 units per year, with constrained maximum of 150 units on any one site in the years 2015-2020.

4.2 The table below sets out the projected site completions in time bands. These sites, together with the undevelopable sites are also illustrated in the maps in Appendix 1.

Ref	Typology	Settlement	Size (Ha)	Constrained Capacity (dwellings)	Development Timescale		
					2015 - 2020	2020 - 2025	Post 2025
LP[002]031	Attleborough Greenfield Urban Extension	Attleborough	4.18	100		100	
LP[004]002	Local Service Centre Village	Bawdeswell	0.81	16	16		
LP[004]003	Local Service Centre Village	Bawdeswell	0.75	15	15		
LP[007]005	Local Service Centre Village	Beetley	1.51	30	30		
LP[025]017	Market Town Extension	Dereham	20.04	480			480
LP[025]018	Market Town Extension	Dereham	7.25	174			174
LP[025]019	Market Town Extension	Dereham	12.42	298		298	
LP[037]019	Local Service Centre Village	Great Ellingham	10.41	208			208
LP[044]001	Local Service Centre Village	Hockering	1.90	38	38		
LP[044]002	Local Service Centre Village	Hockering	0.28	5	5		
LP[044]003	Local Service Centre Village	Hockering	1.18	20	20		

Ref	Typology	Settlement	Size	Constrained Capacity	Development Timescale		
					(Ha)	(dwellings)	2015 - 2020
LP[045]002	Local Service Centre Village	Hockham	3.10	62		62	
LP[045]007	Local Service Centre Village	Hockham	2.90	58	58		
LP[045]009	Local Service Centre Village	Hockham	2.97	59		59	
LP[051]003	Local Service Centre Village	Kenninghall	0.60	12	12		
LP[051]004	Local Service Centre Village	Kenninghall	0.25	6	4		
LP[051]005	Local Service Centre Village	Kenninghall	0.77	16	16		
LP[061]015	Local Service Centre Village	Mattishall	0.30	6	6		
LP[061]019	Local Service Centre Village	Mattishall	3.80	77		77	
LP[065]009	Local Service Centre Village	Narborough	1.00	20			20
LP[067]007	Local Service Centre Village	Necton	1.47	29	29		
LP[082]012	Local Service Centre Village	Saham Toney	13.41	100			100
LP[092]002	Local Service Centre Village	Sporle	0.11	2	2		
LP[098]009	Local Service Centre Village	Swanton Morley	3.69	74		74	
LP[098]010	Local Service Centre Village	Swanton Morley	0.47	8	8		
LP[098]011	Local Service Centre Village	Swanton Morley	0.12	3	3		

Ref	Typology	Settlement	Size	Constrained Capacity	Development Timescale		
					(Ha)	(dwellings)	2015 - 2020
LP[098]014	Local Service Centre Village	Swanton Morley	3.69	74			74
LP[104]015	Market Town Extension	Watton	2.78	78		78	
LP[113]004	Local Service Centre Village	Yaxham	1.76	35	35		
LP[113]005	Local Service Centre Village	Yaxham	3.10	62		62	
Grand total				2,163	297	810	1,056

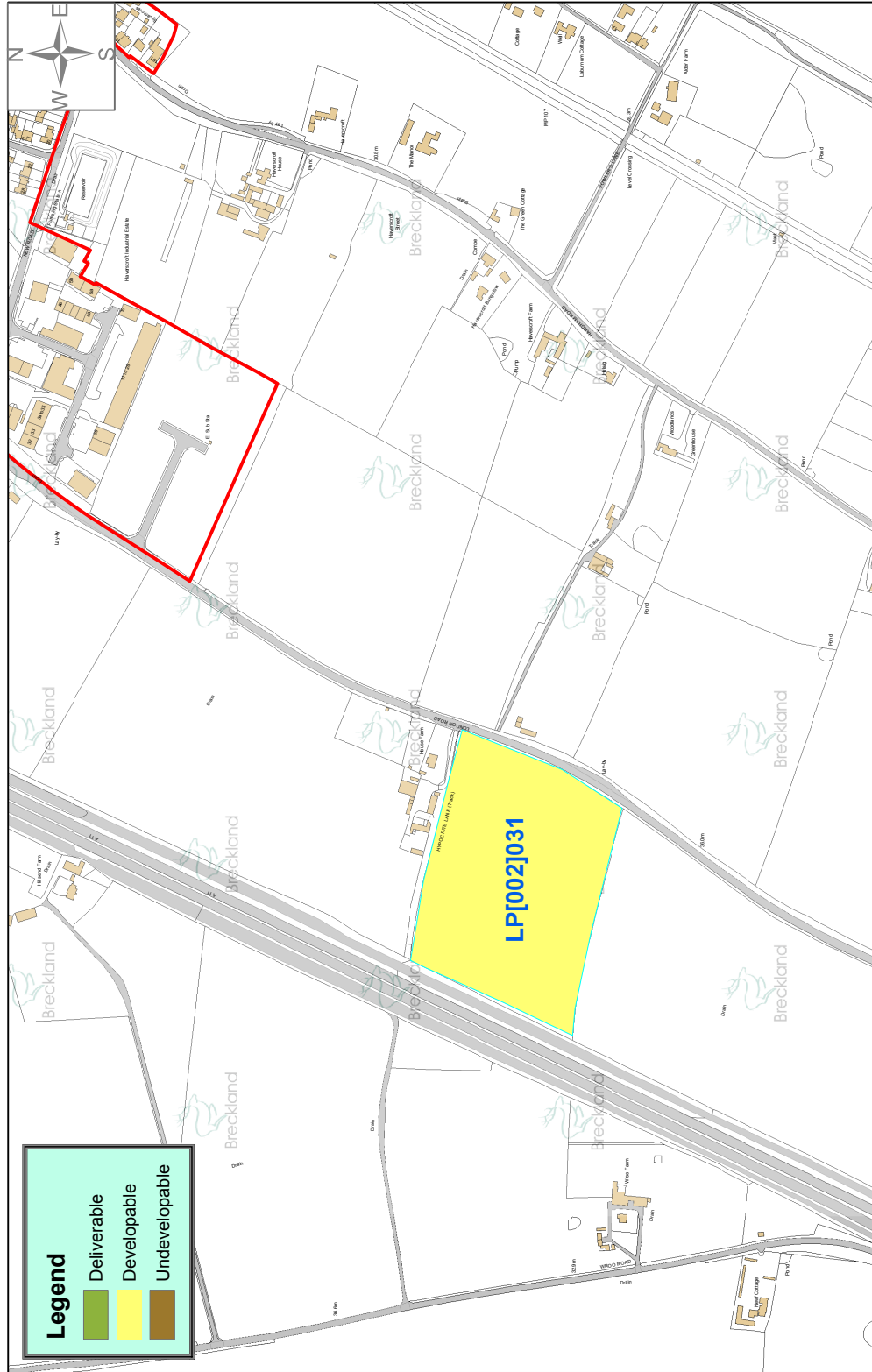
Table 4.1 Projected site completion timescale

5 Conclusion

5.1 Notwithstanding only 30 sites being found suitable and achievable out of the 82 sites, these 30 sites have the capacity to yield 2,163 dwellings if all of these sites can be brought forward for residential development within the timescale as projected. It has been estimated that 297 dwellings can be delivered in five years between 2015-2020, whilst 810 can be developed during the second years period and 1,056 can be developed after 10 years.

5.2 An aggregate projection trajectory is not prepared in this SHLAA addendum due to the time bands used in this document are not aligned with those in 2014. The sites assessed in this SHLAA addendum, together with the sites assessed in the 2014 SHLAA, will be a key evidence base to inform the Local Plan site selection process.

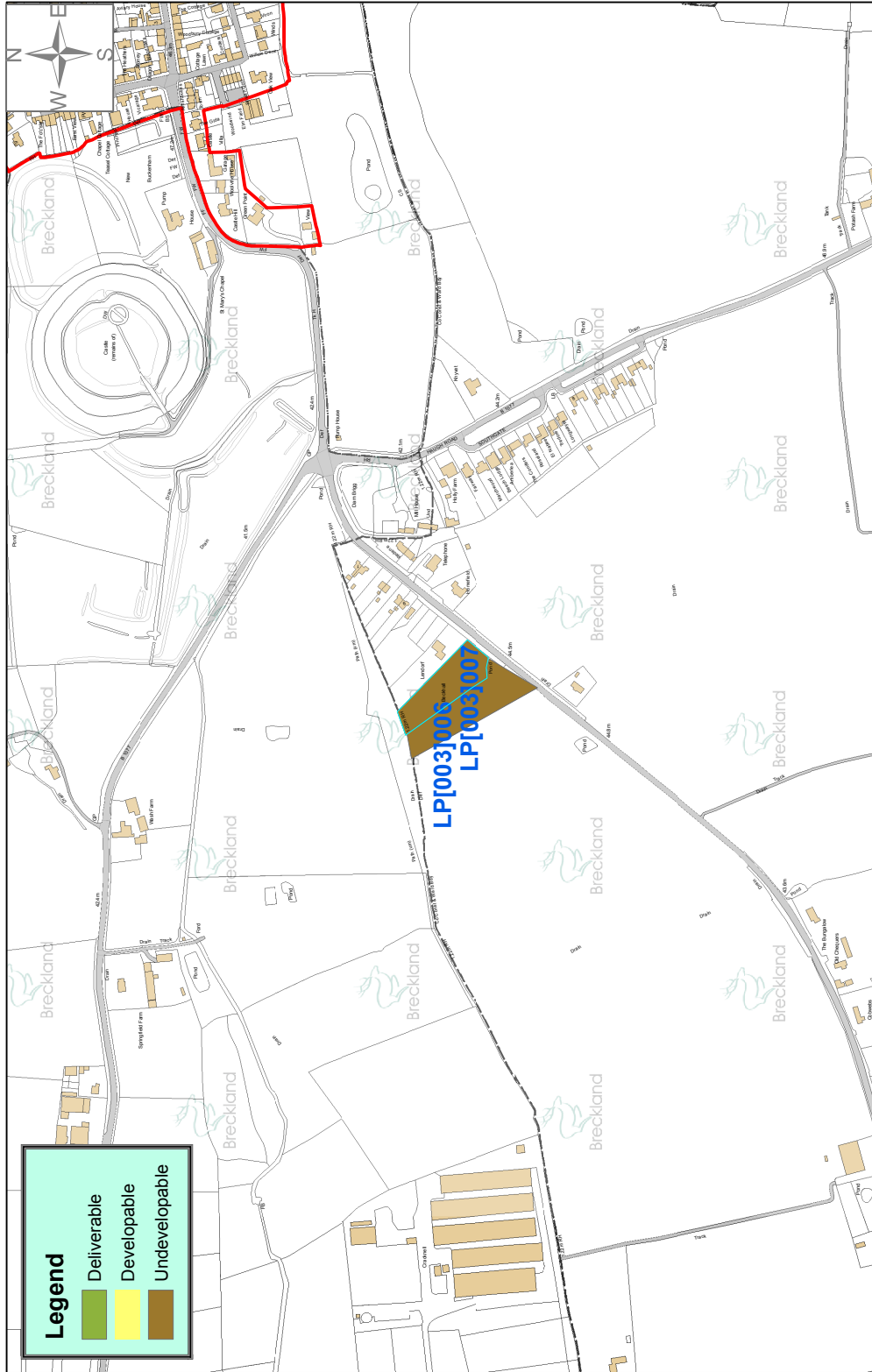
6 Appendix 1 Site Maps



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Attleborough

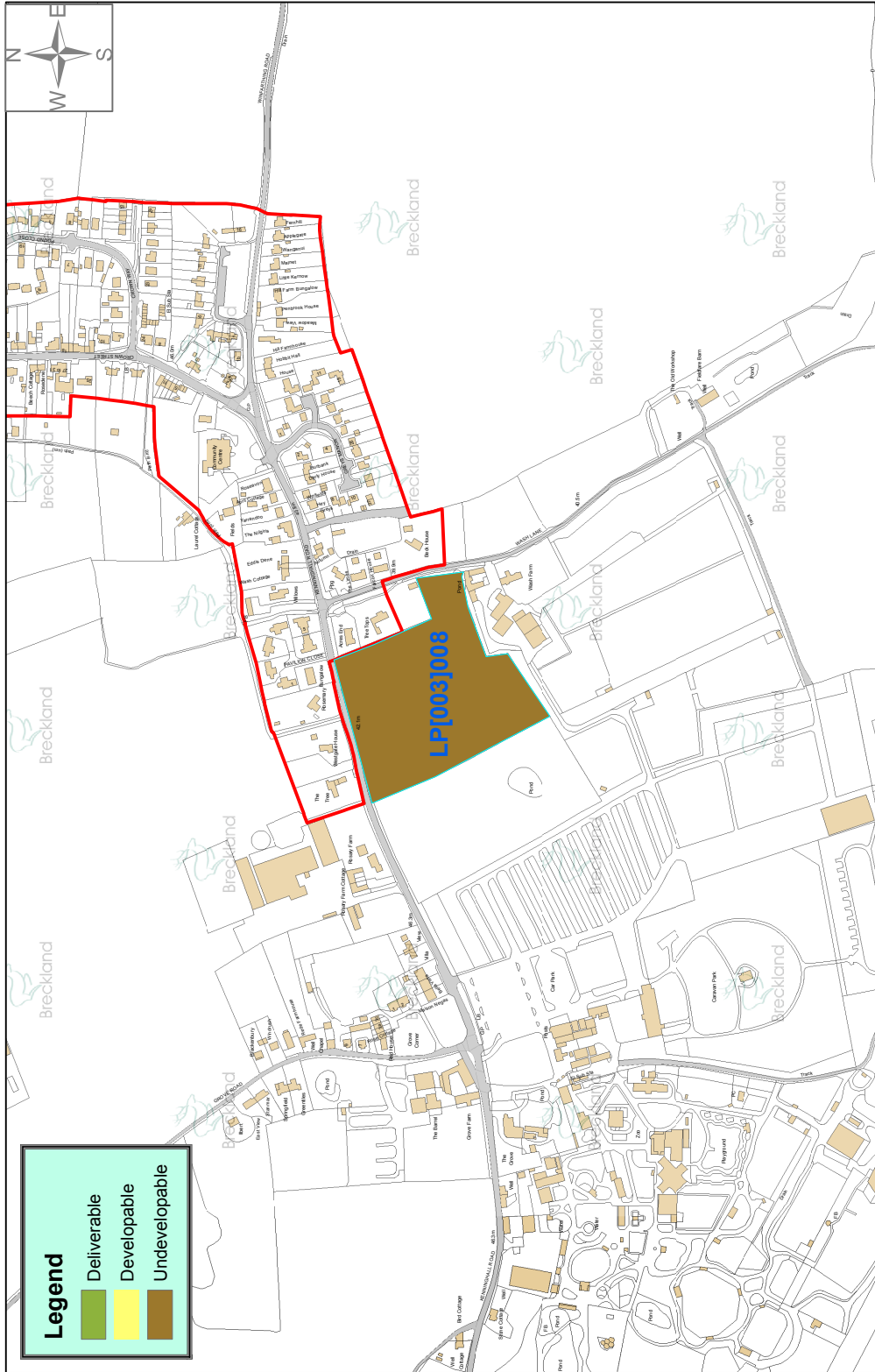
Picture 6.1 Attleborough



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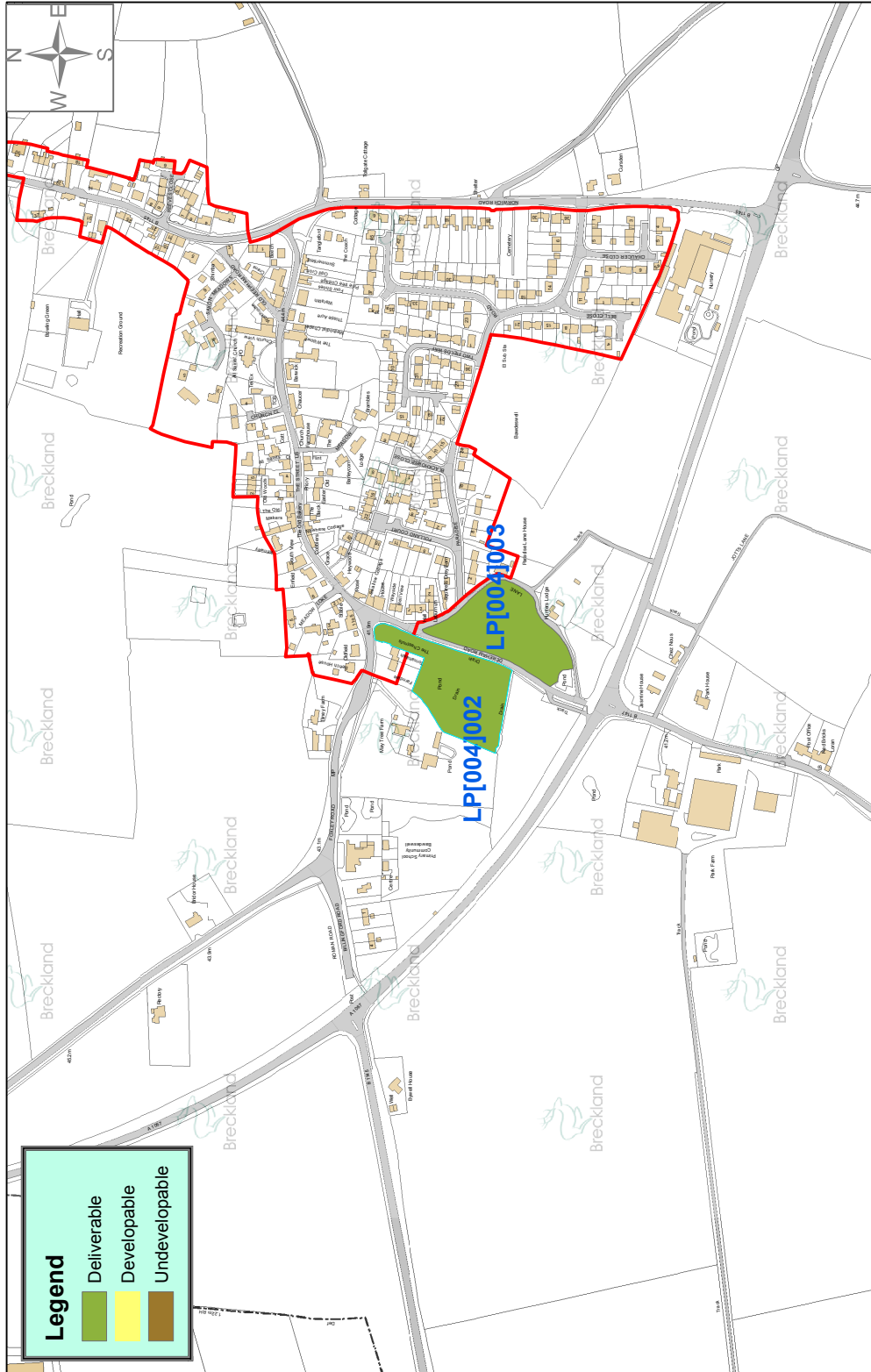
Banham

Picture 6.2 Banham (map 1)



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Picture 6.3 Banham (map 2)

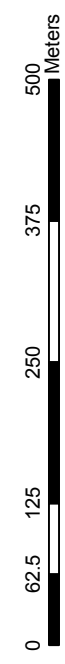


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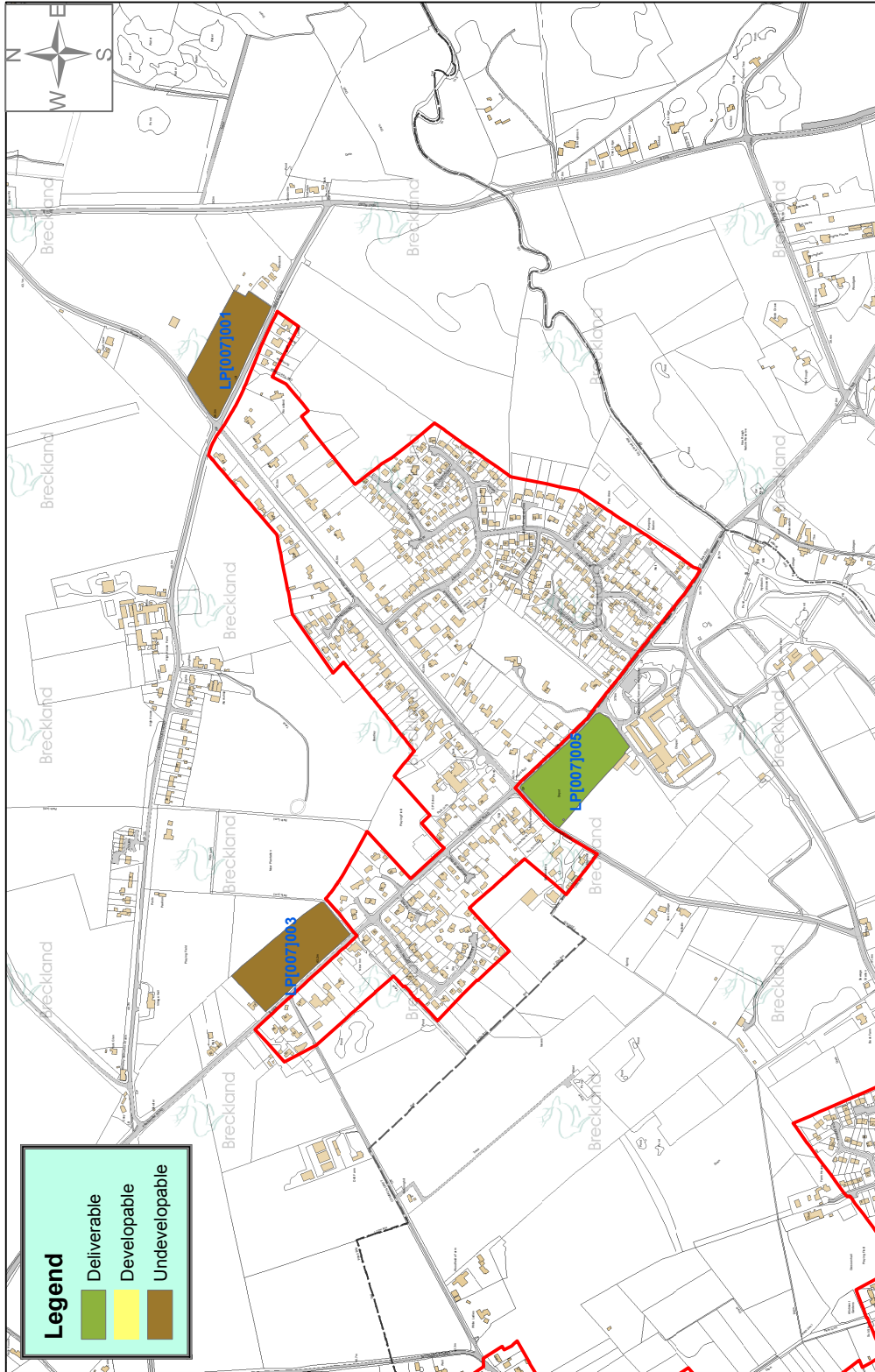
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- Undevelopable

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Bawdeswell

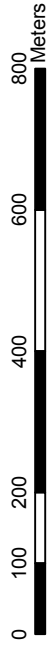


Picture 6.4 Bawdeswell

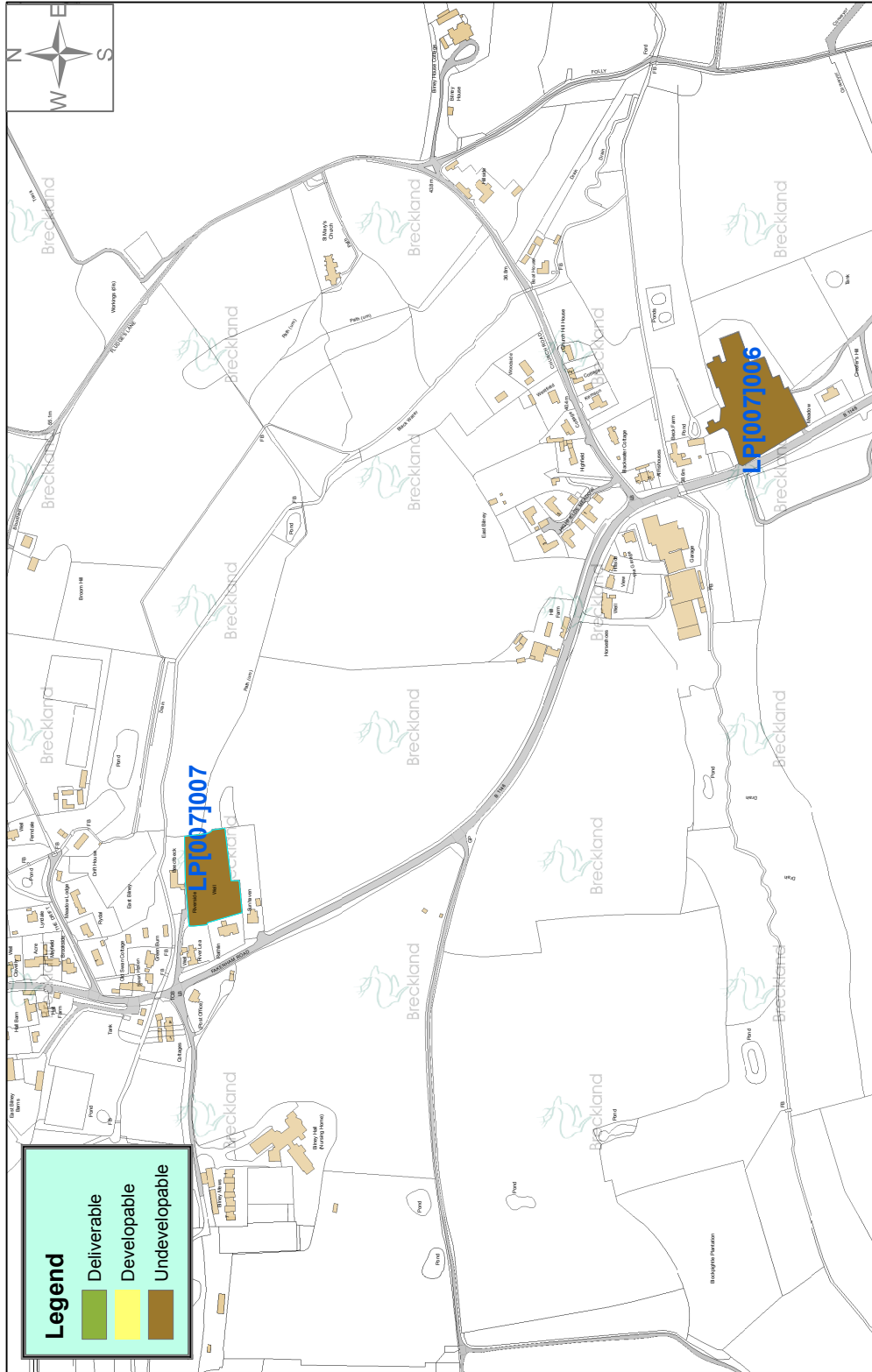


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Beetley



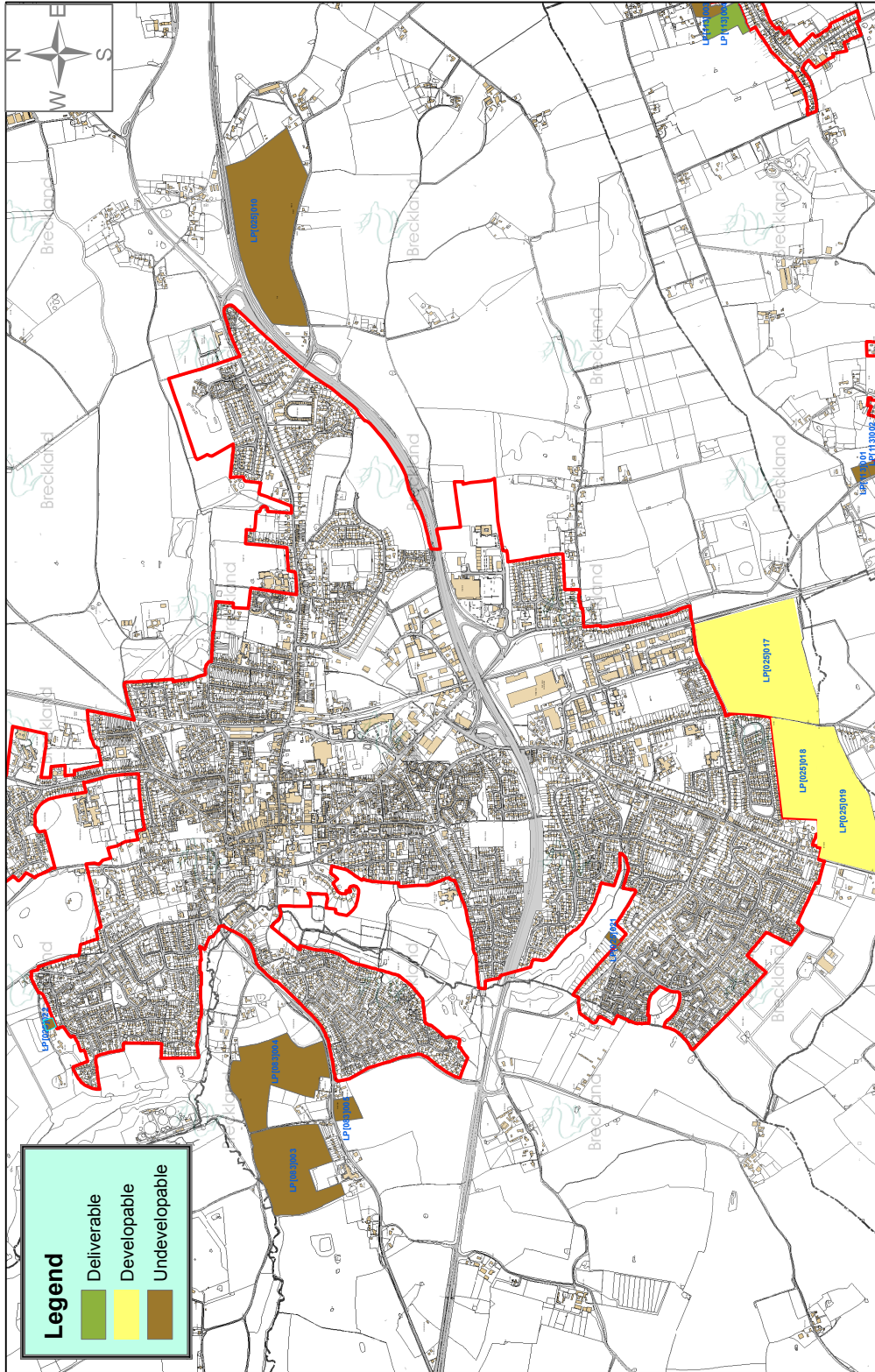
Picture 6.5 Beetley (map 1)



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Beetley

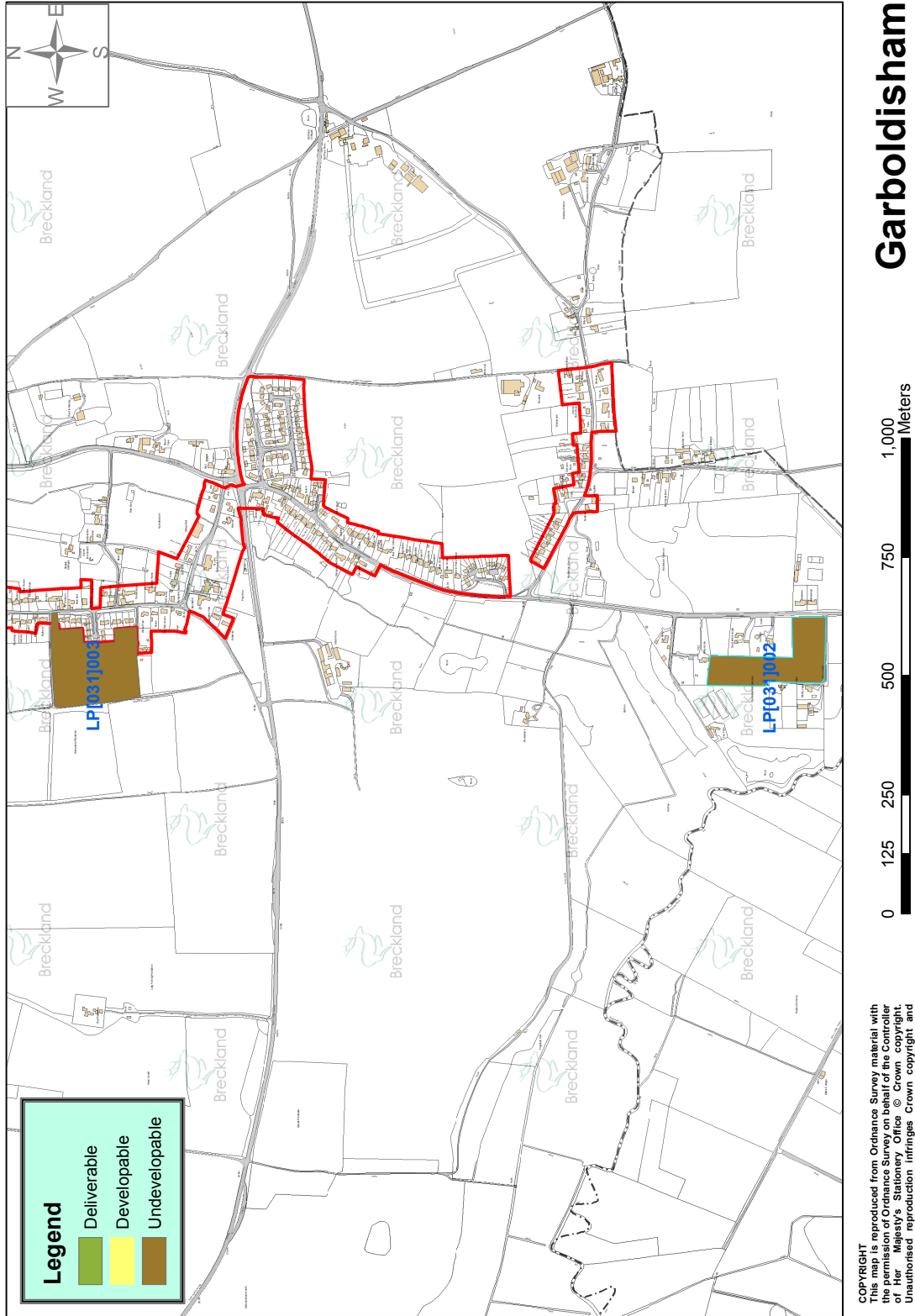
Picture 6.6 Beetley (map 2)



Dereham

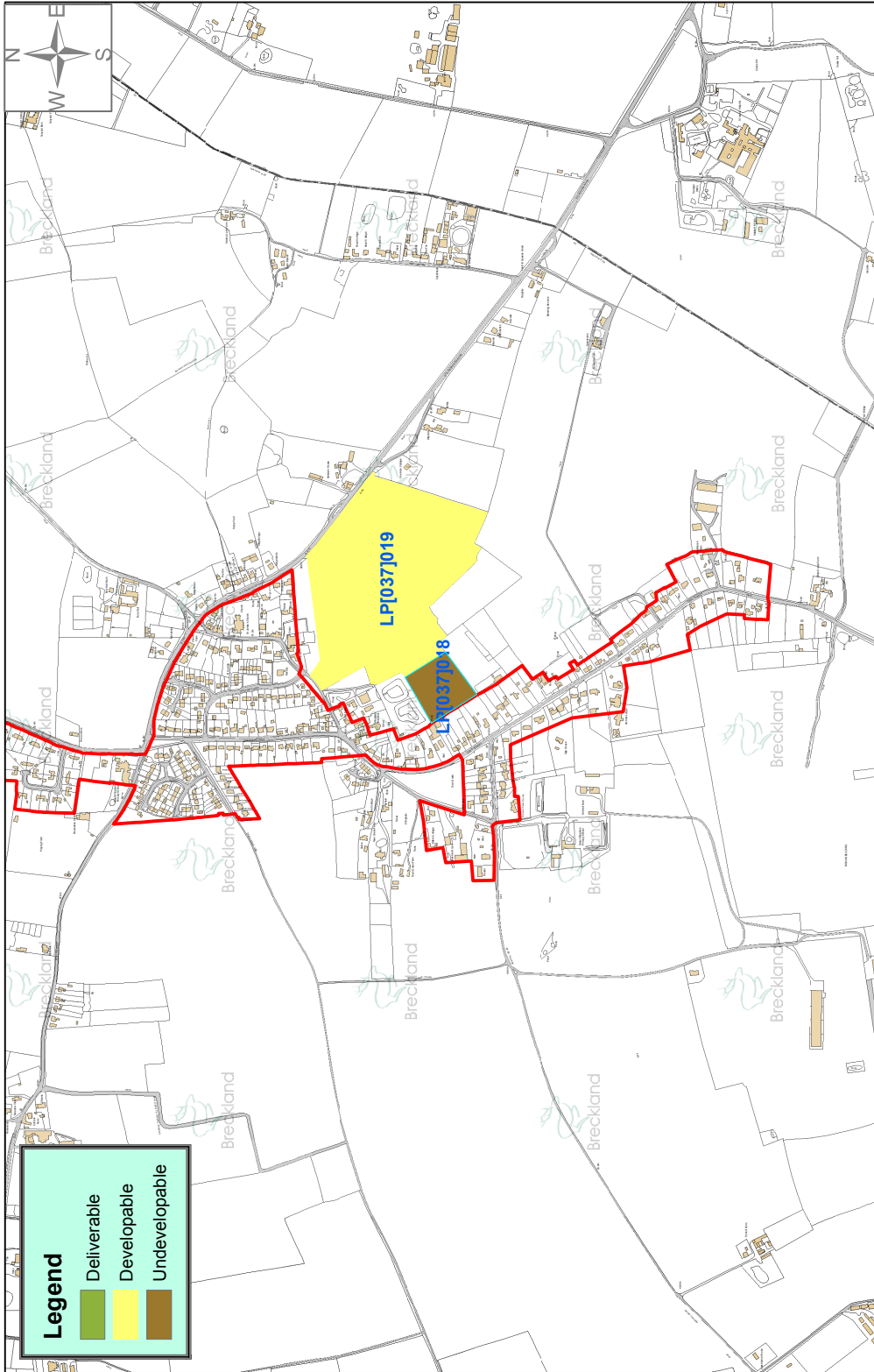
Picture 6.7 Dereham

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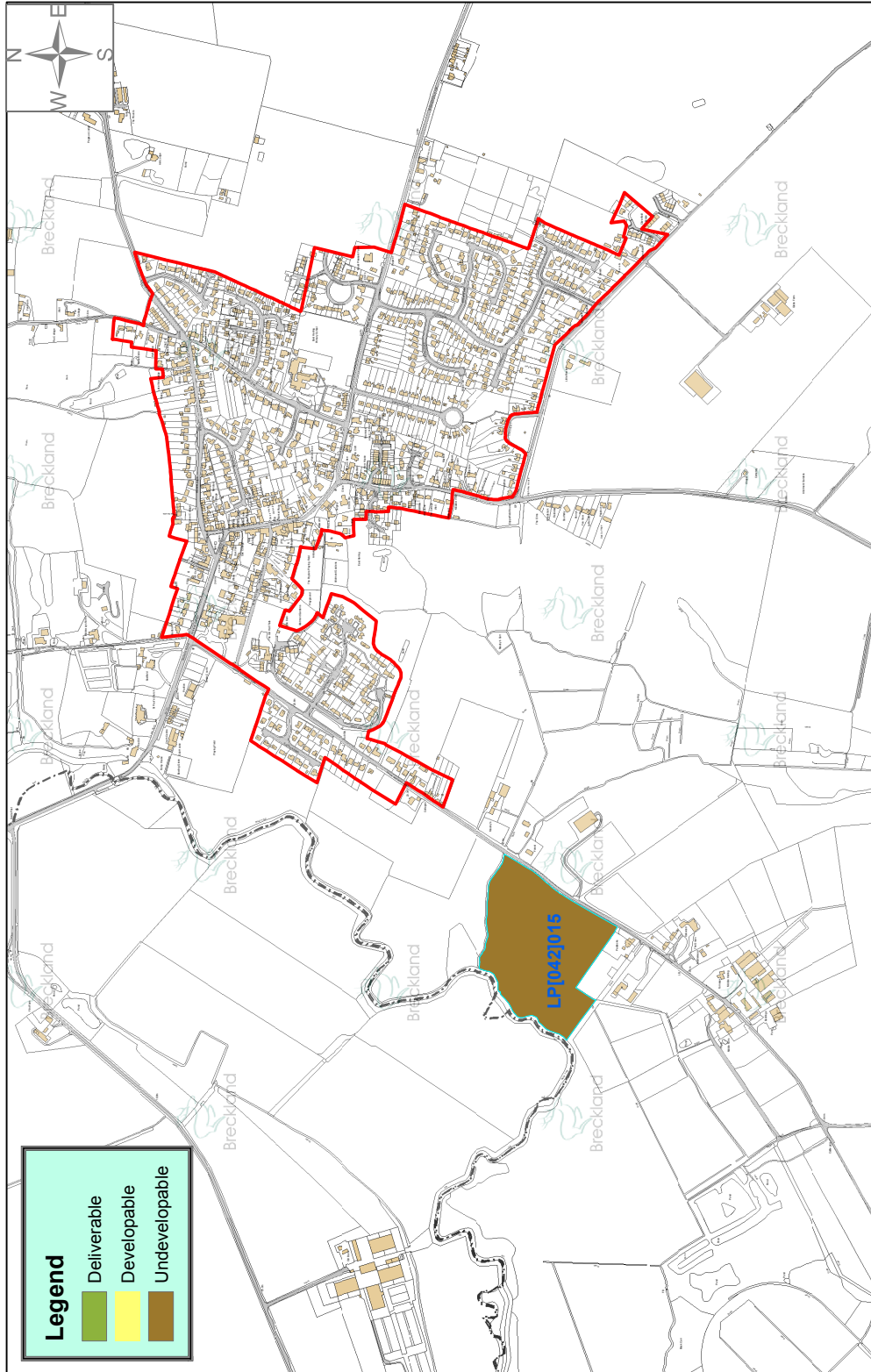
Picture 6.8 Garboldisham



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Great Ellingham

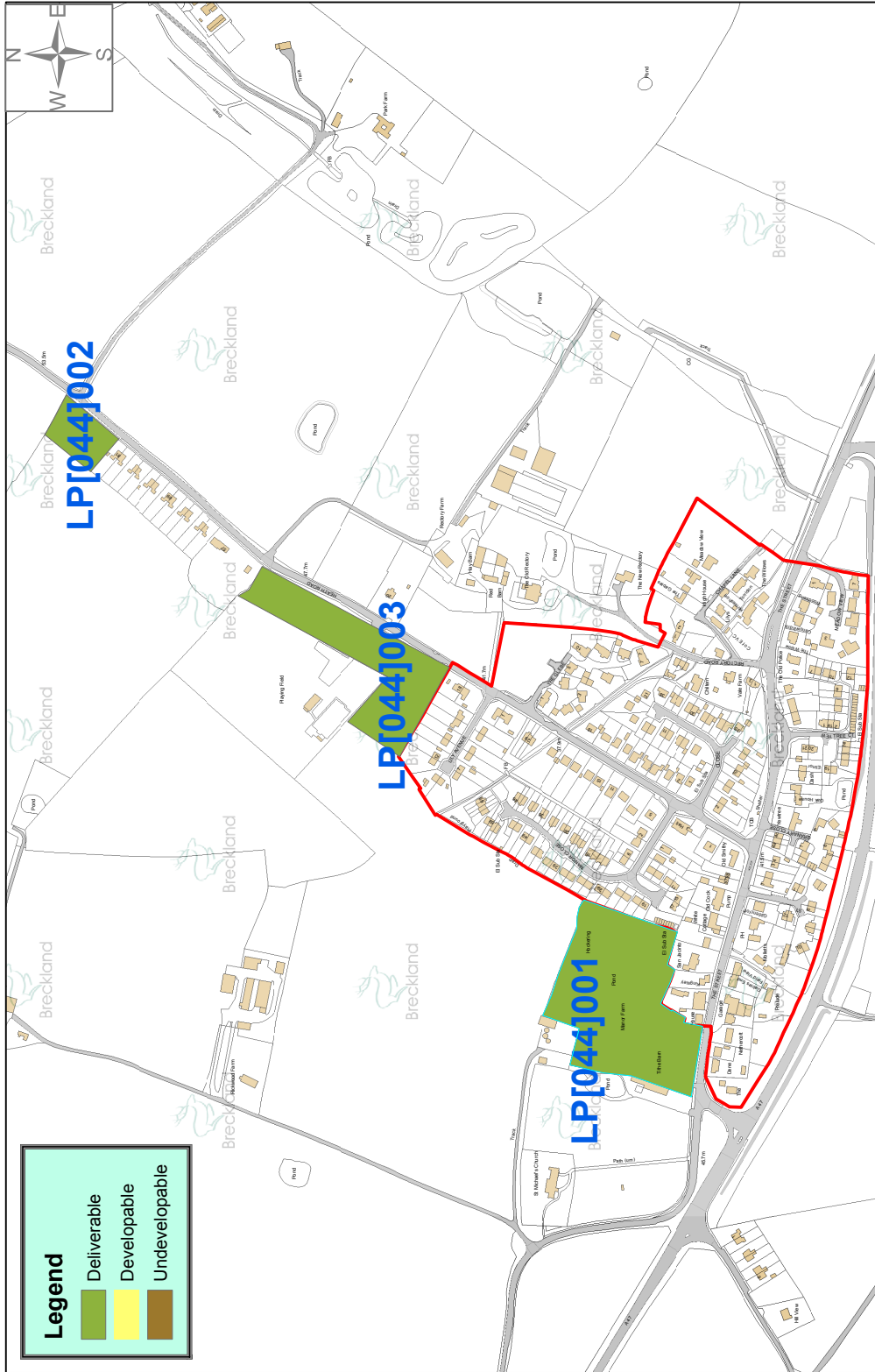
Picture 6.9 Great Ellingham



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Harling

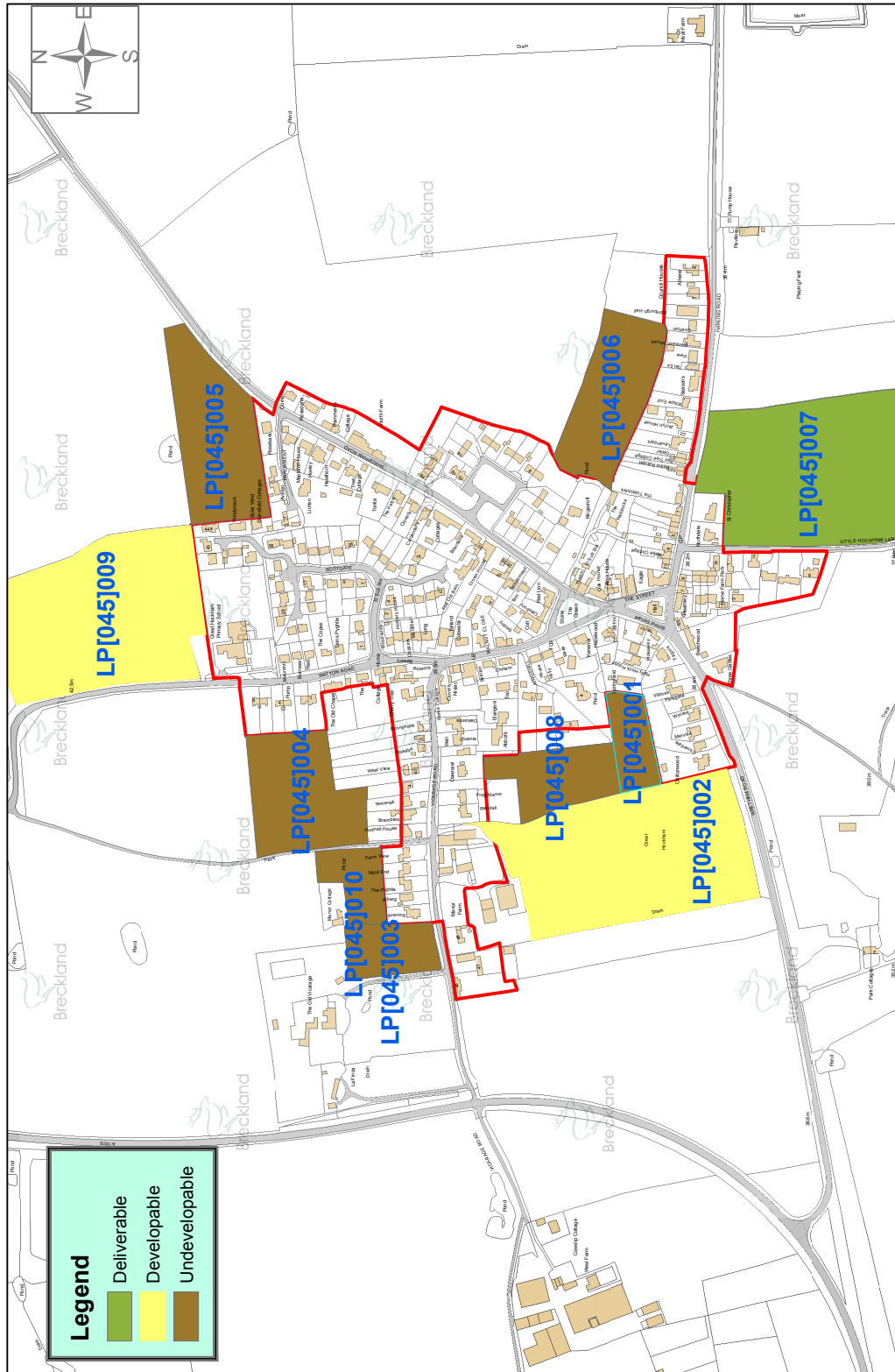
Picture 6.10 Harling



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Hockering

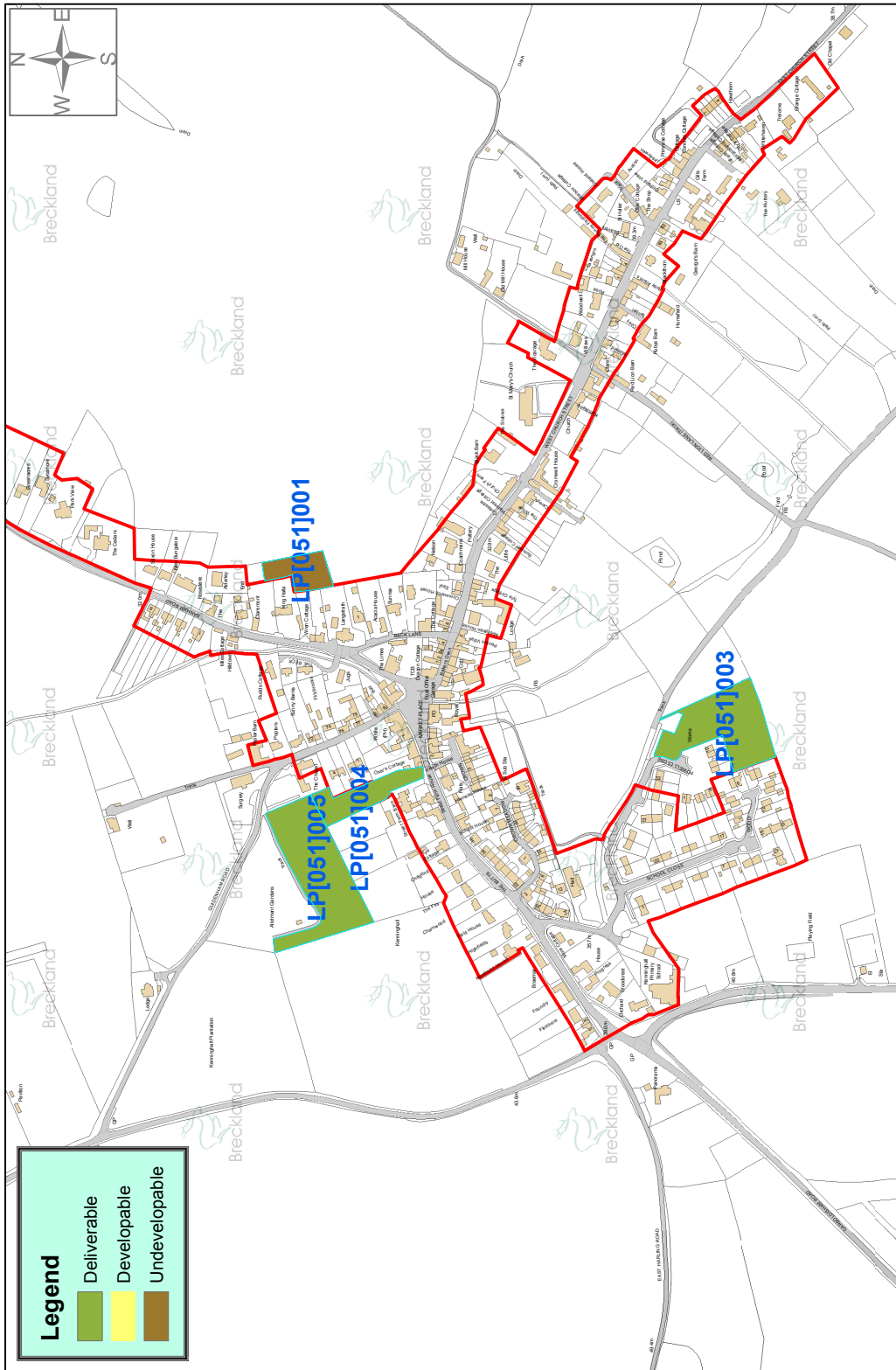
Picture 6.11 Hockering



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Hockham

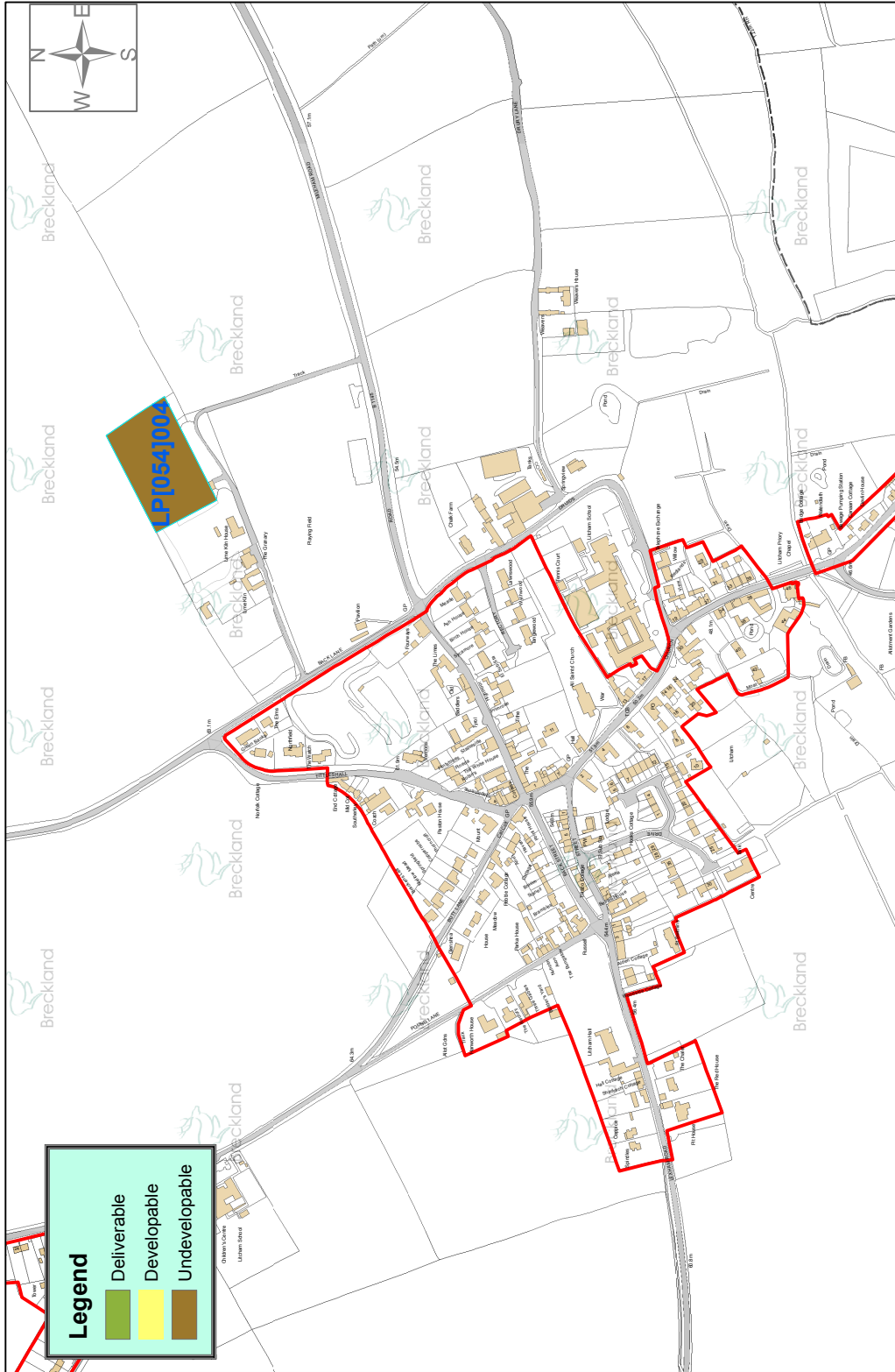
Picture 6.12 Hockham



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Kenninghall

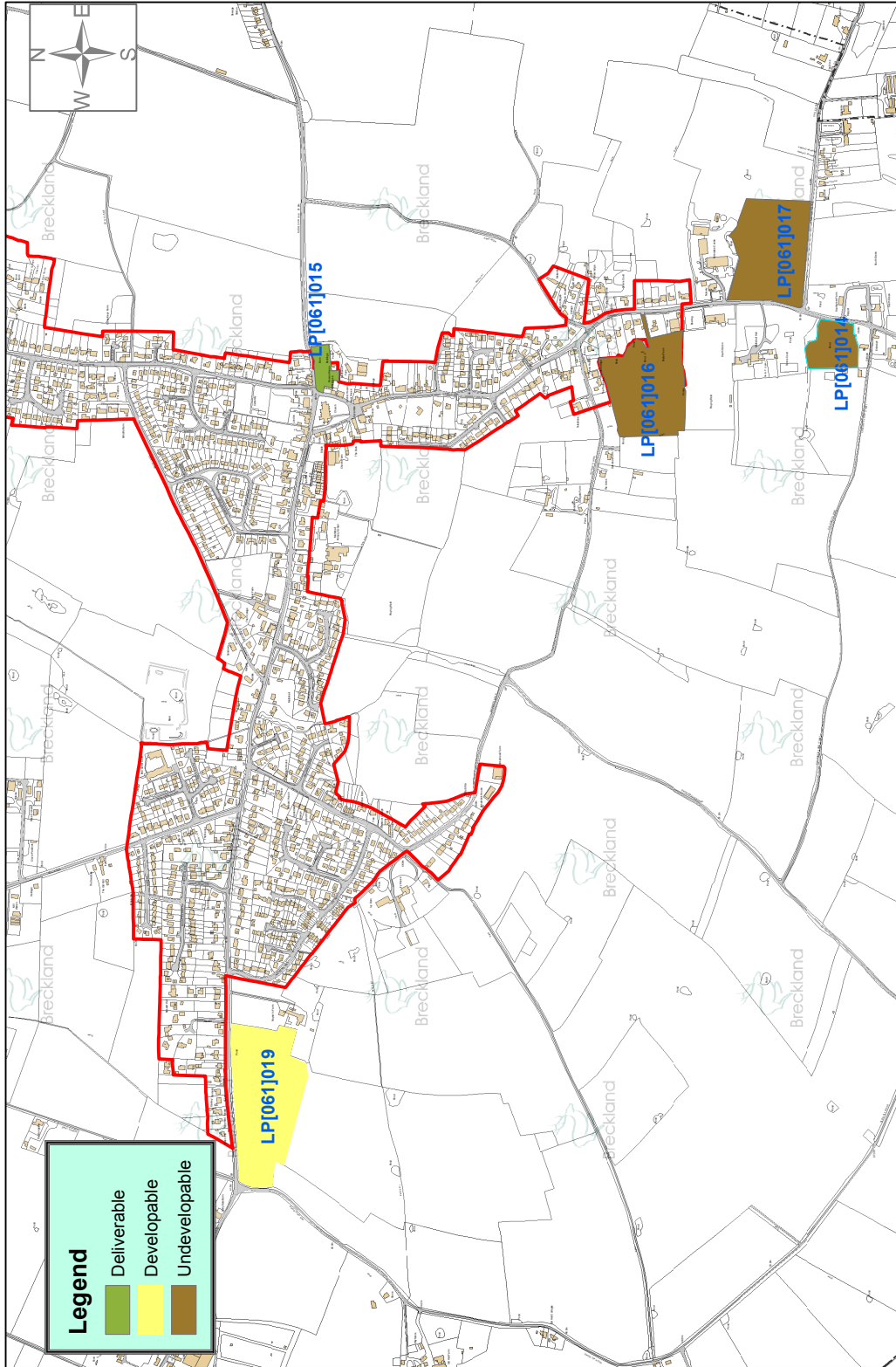
Picture 6.13 Kenninghall



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Litcham

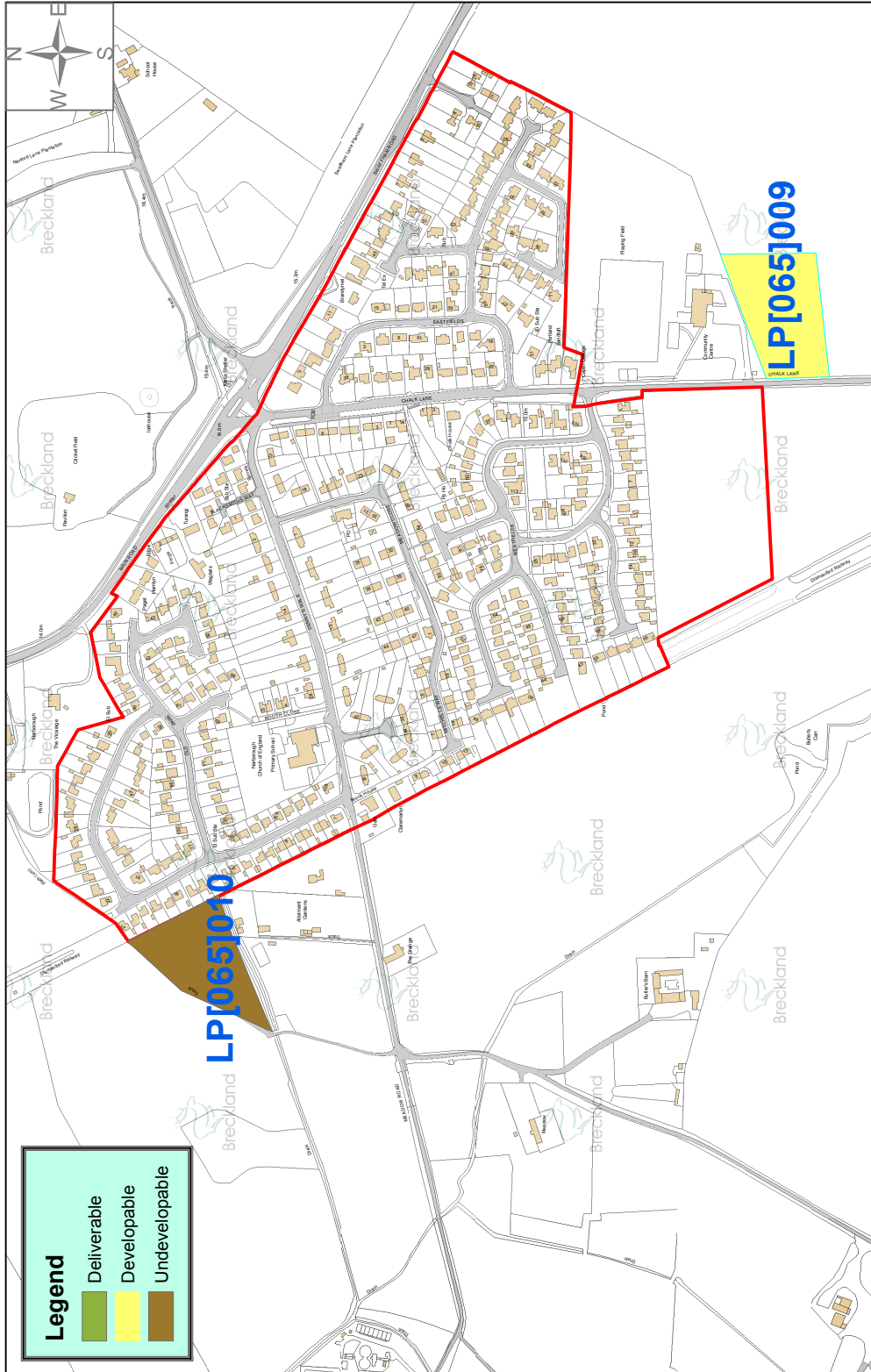
Picture 6.14 Litcham



Mattishall

Picture 6.15 Mattishall

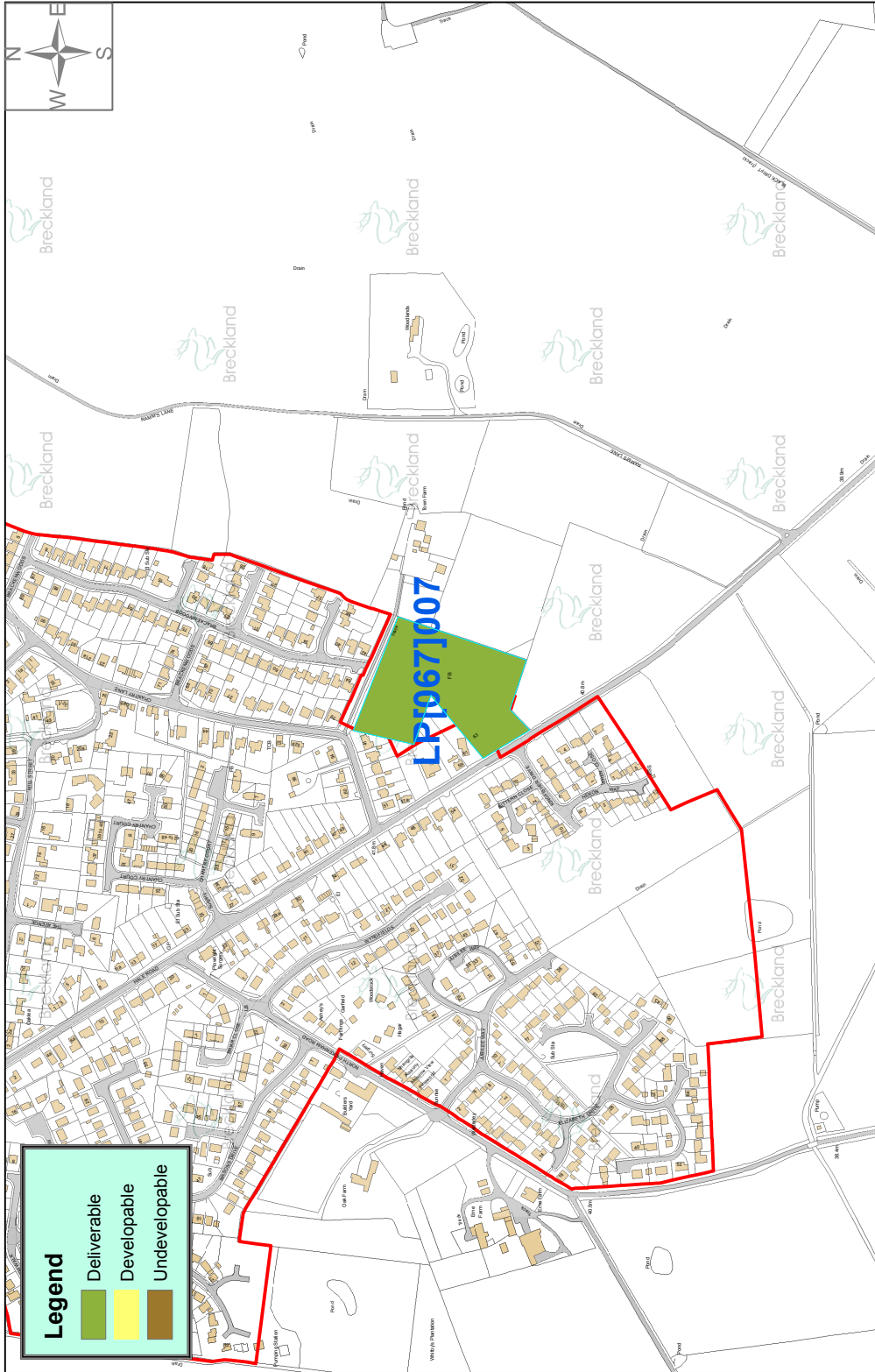
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Narborough

Picture 6.16 Narborough

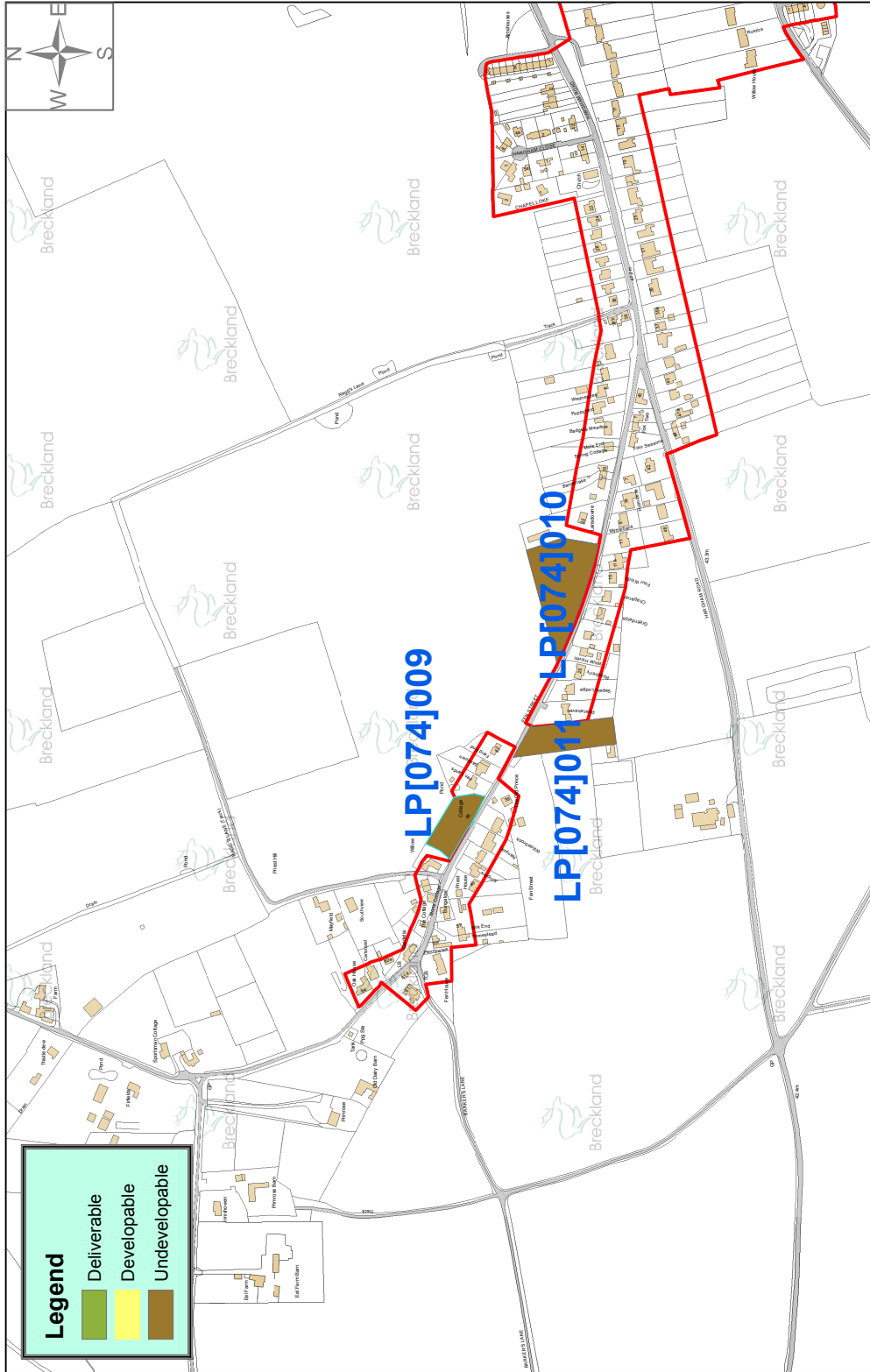


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Necton



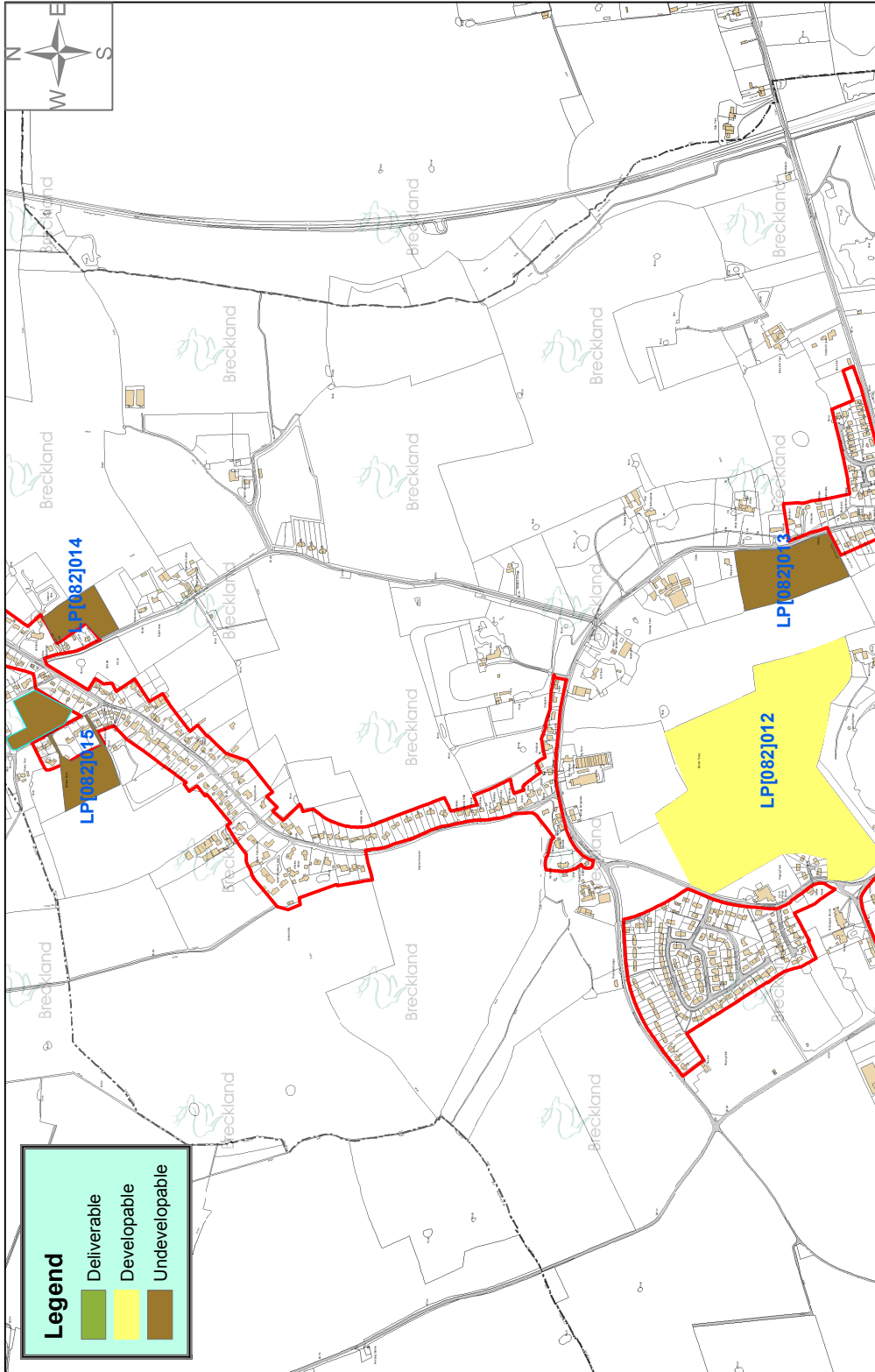
Picture 6.17 Necton



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Old Buckenham

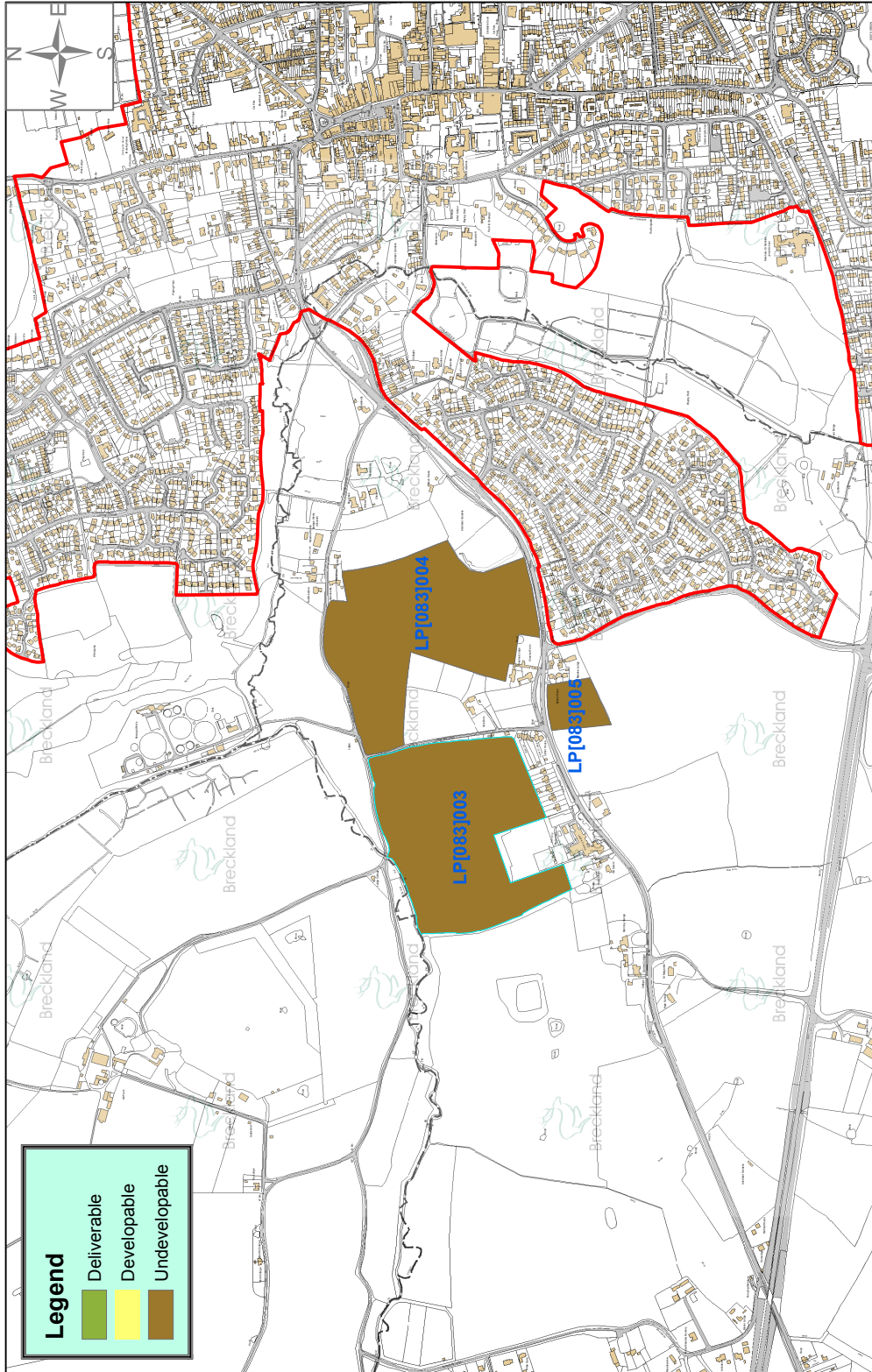
Picture 6.18 Old Buckenham



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Saham Toney

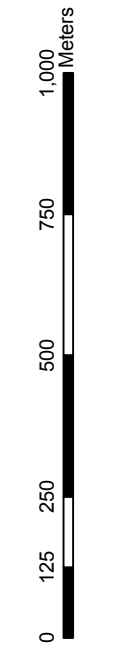
Picture 6.19 Saham Toney



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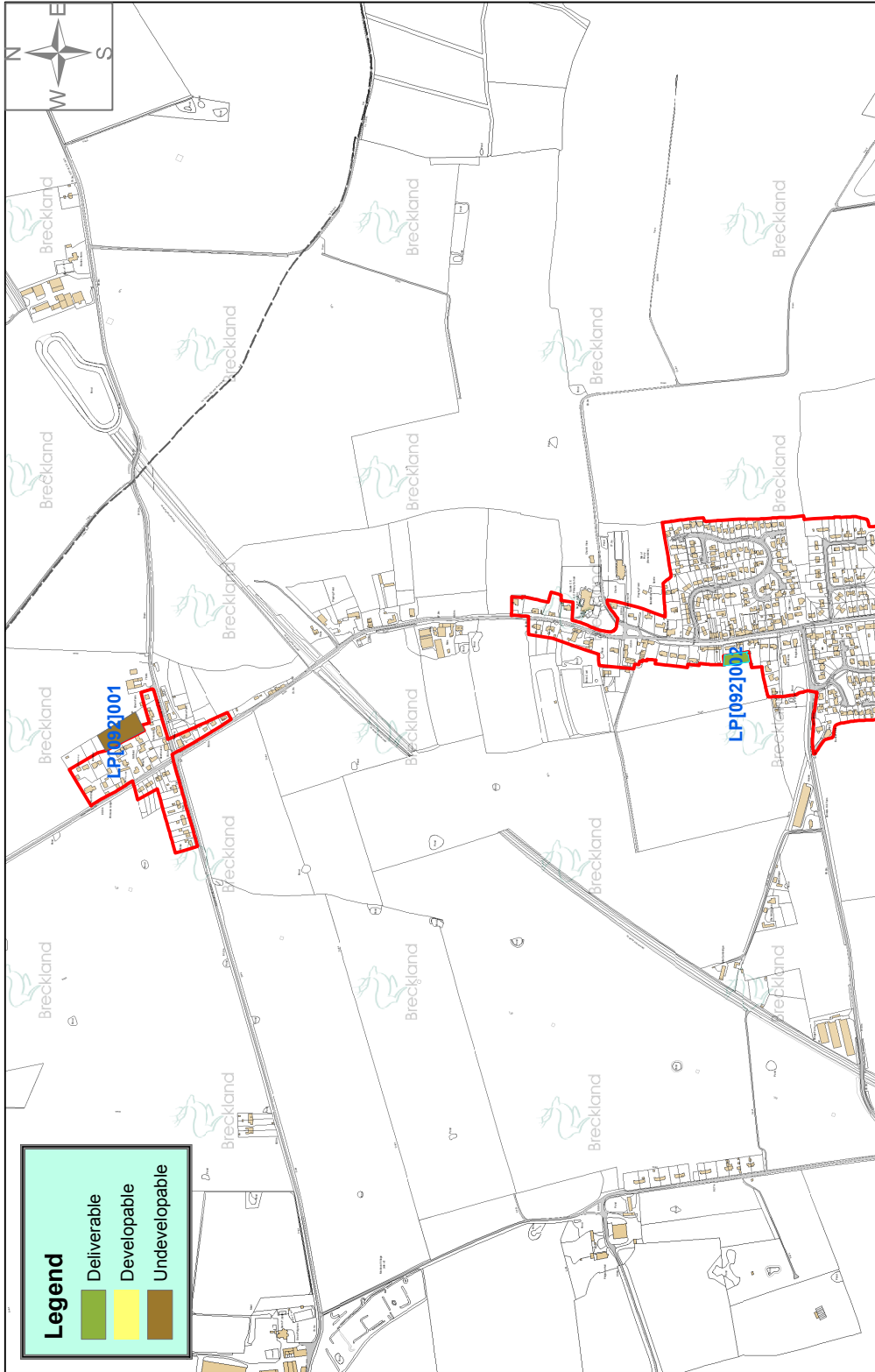
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- Developable
- Undevelopable

Scarning



Picture 6.20 Scarning

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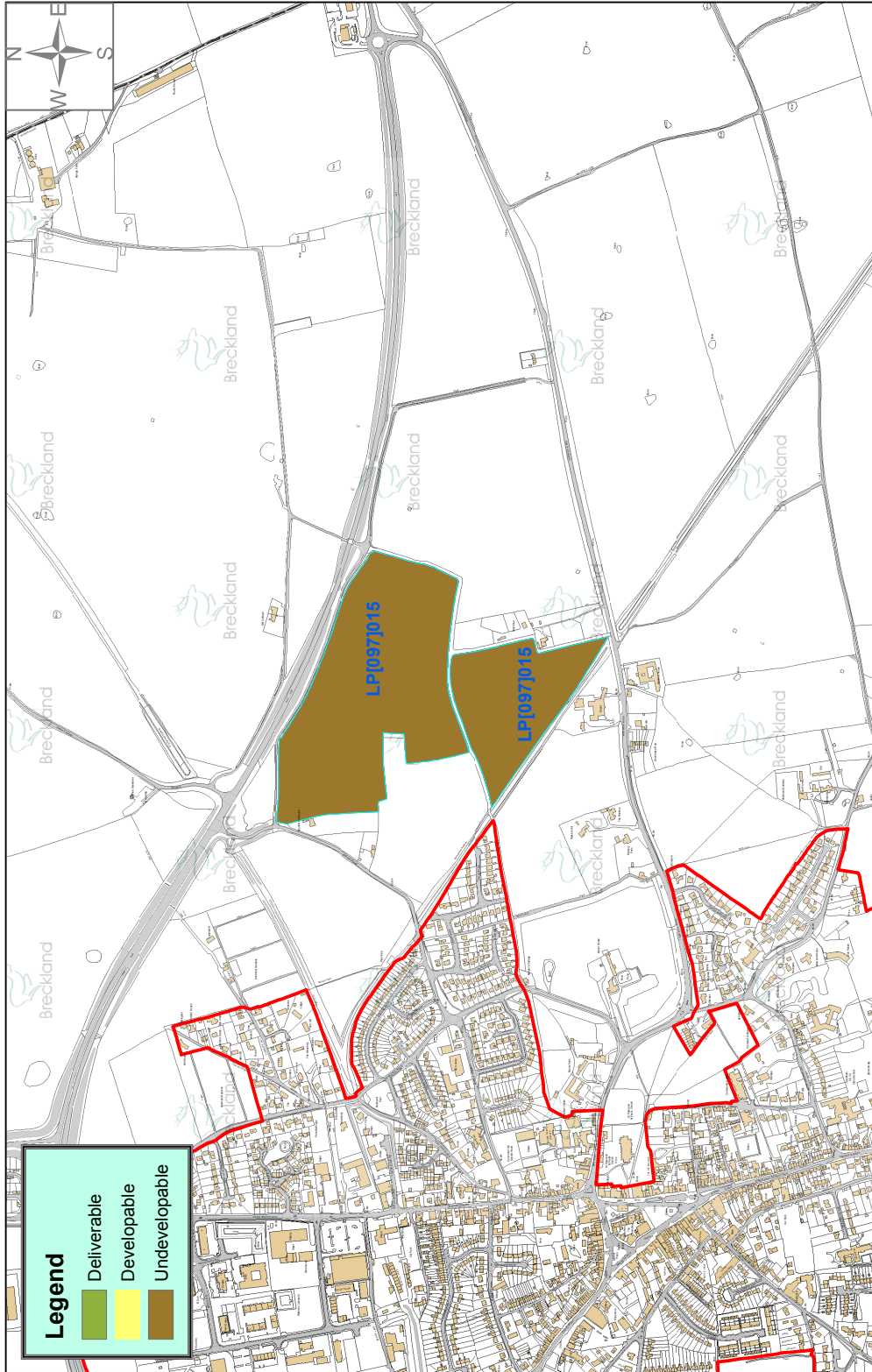


Sporle



Picture 6.21 Sporle

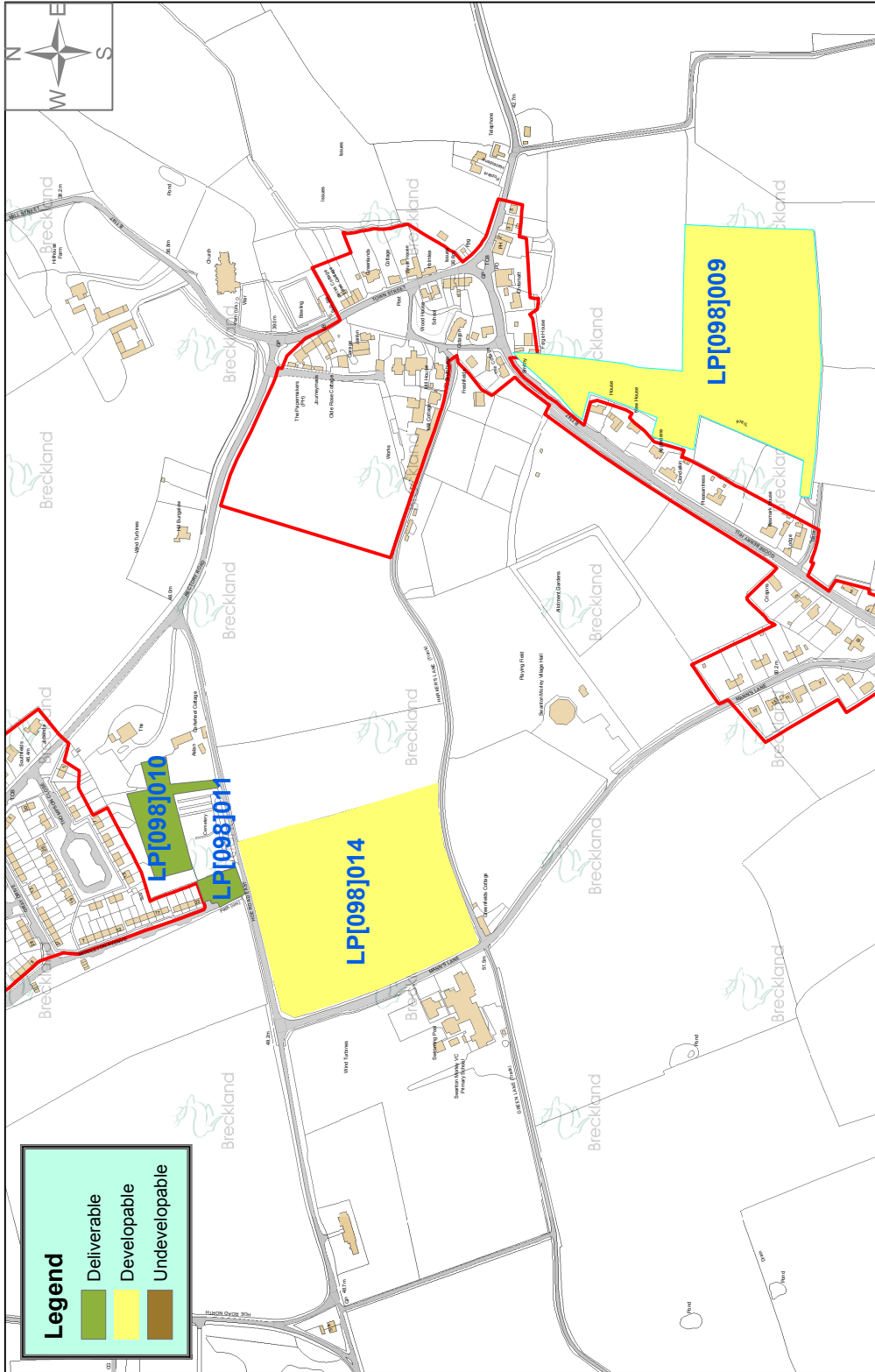
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Swaffham

Picture 6.22 Swaffham

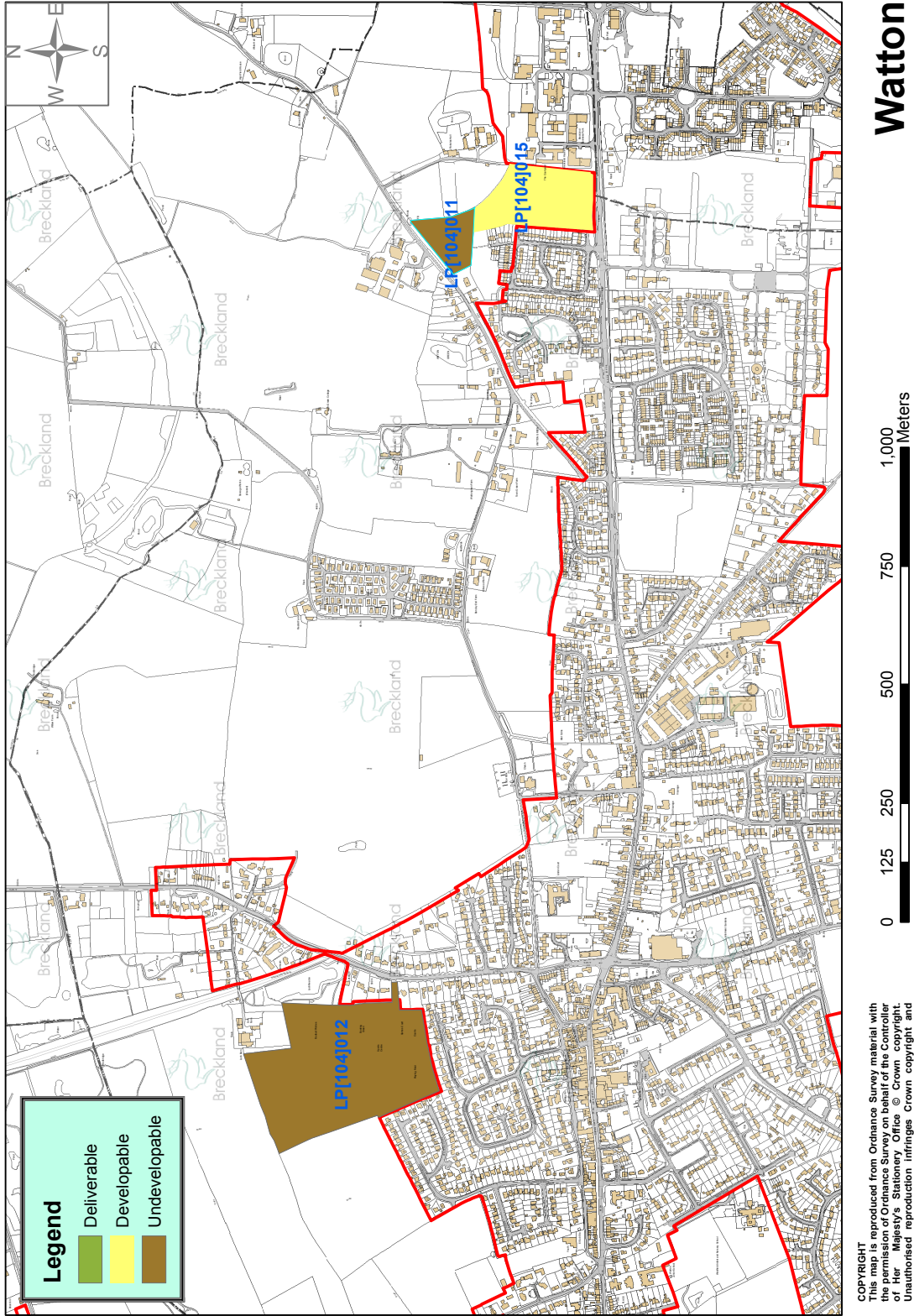


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Swanton Morley



Picture 6.23 Swanton Morley



Watton

0 125 250 500 750 1,000 Meters

Legend

- Deliverable
- Developable
- Undevelopable

LP[104]012

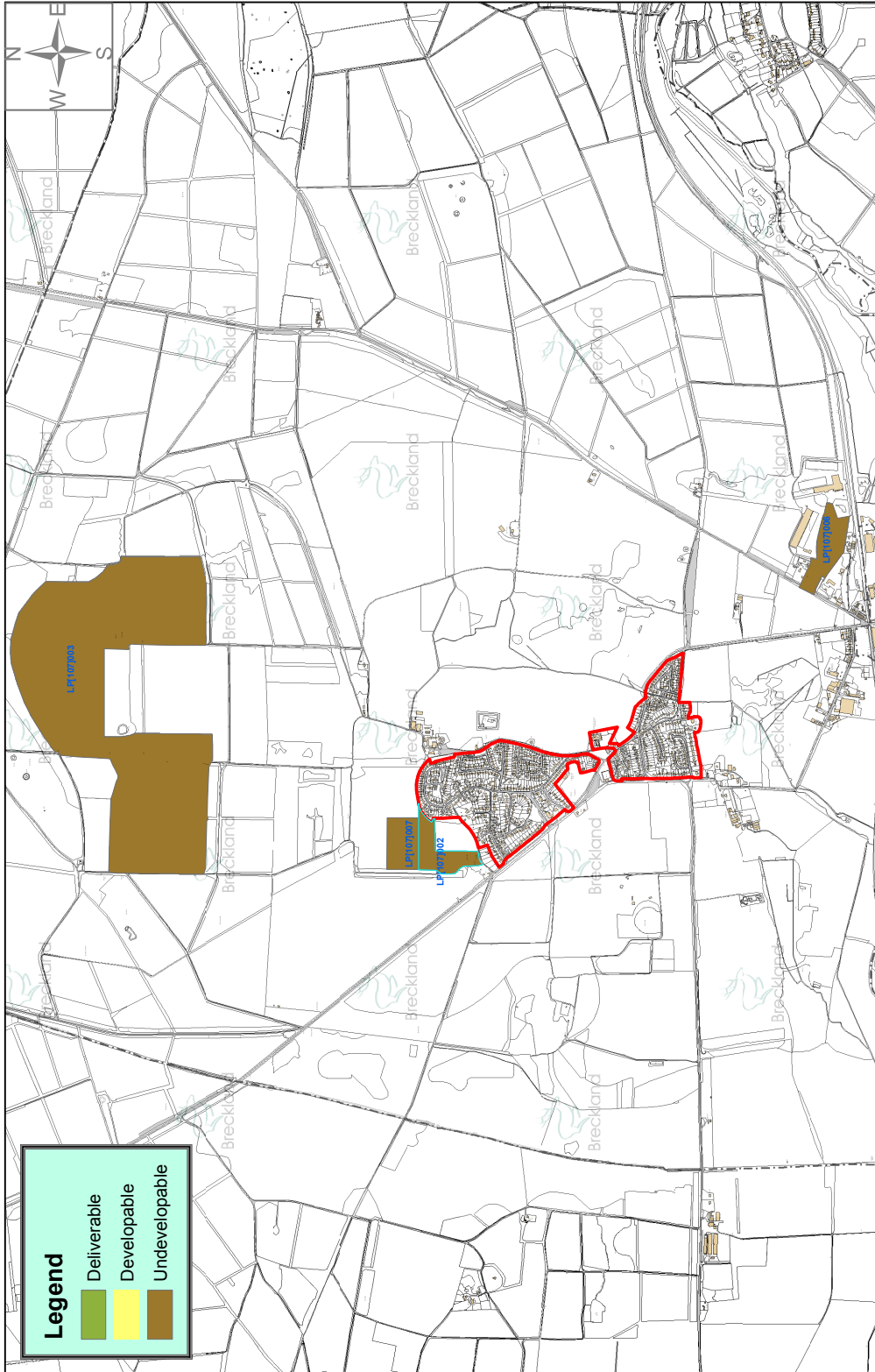
LP[104]011

LP[104]015

Breckland

Picture 6.24 Watton

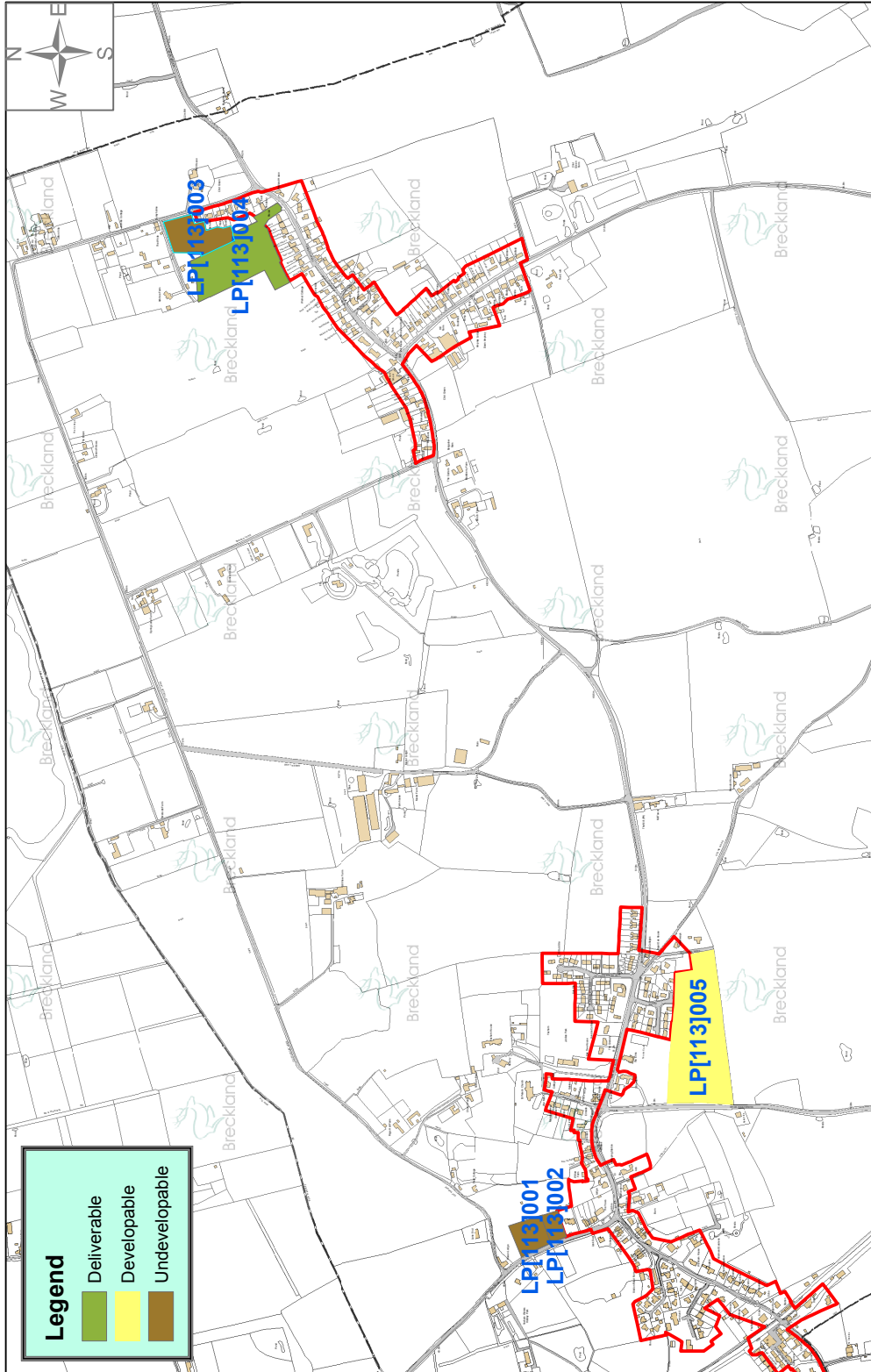
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Weeting

Picture 6.25 Weeting

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Legend
 Deliverable
 Developable
 Undevelopable

0 125 250 500 750 1,000 Meters

Yaxham

Picture 6.26 Yaxham

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7 Appendix 2 Assessment Matrix

Land Rep Reference	LP[002]031	Source/Typology	Attleborough Greenfield Urban Extensi
SHLAA Ref		Unconstrained Capacity	125
Area	4.18	Constrained Capacit	100
Settlement	Attleborough		
Current Use	The site comprises an arable field		
Surrounding Use	The site is bordered to the north by Haverscroft House Farm and its associated farm buildings. It is situated between London Road to the East and the A11 to the West. It is surrounded by arable farmland.		
Highway Access (On-Site)	None	Would need to be considered in the context of stategic growth	
Highway Access (Off-Site)	Level 1 Constraint		
Contamination	Level 1 Constraint	N/A	
Utilities	Level 2 Constraint	Utilities would require some improvement	
Designations	None	N/A	
Landscape Impact	Level 2 Constraint	Moderate sensitivity	
Existing Use in Operation	Level 1 Constraint	Grade 3 Agricultural Land	
Source Protection	Level 1 Constraint	N/A	
Pollutant Sources	Level 2 Constraint	Potential noise impact from the A11. A noise bund is likely to be required.	
Flood Risk	Level 1 Constraint	N/A	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 3 Constraint	Currently no bus stops	
Access to Facilities	Level 2 Constraint	Outside of school buffer/ Outside of doctors surgery buffer / Outside of access to shops buffer	
Access to Open Space	Level 1 Constraint	Site is located wthin 1.2km of open space. It would also be required to provide on-site open space.	
Access to Employment	Level 1 Constraint	Haverscroft Industrial Estates located to the north east of the site	
Social Infrastructure	Level 2 Constraint	Social infrastructure would require some improvements	
Constraint Analysis	<p>It is not considered that there are any fundamental issues with highway access as London Road runs along the southern side of the site. However localised highway improvements are likely to be necessary.</p> <p>The site is located between London Road and the A11. There is likely to be noise issues associated with traffic on the A11 and noise attenuation measure are likely to be required. This would reduce the site area available for development.</p> <p>The site is not within 800m of a bus stop or the train station, therefore it is considered to be severely constrained in relation to public transport. There is the possibility that this will alter with the development of the urban extension. The site is also outside the school buffer and the Doctors surgery buffer.</p> <p>The site is located between London Road and the A11. There is likely to be noise issues associated with traffic on the A11 and noise attenuation measure are likely to be required. This would reduce the site area available for development.</p> <p>From analysis of surrounding sites it is assumed that localised network reinforcement may be required to the surface water network capacity.</p> <p>The NCC has started planning for Primary School Provision in the town in response to the proposed 4000 new homes. Further new Primary Schools will also be considered in response to the new housing.</p> <p>The NCC is also working with Attleborough Academy to plan for the future of the school in response to the planned 4000 new homes in the Town. A masterplan is being developed and it is considered that children generated from these houses will be accommodated at Attleborough Academy.</p>		
Solutions to Constraints:	<p>School capacity would need to be improved to accommodate further expansion.</p> <p>Highways access would need to be considered in the context of stategic growth.</p>		

Land Rep Reference	LP[003]006	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	9
Area	0.35	Constrained Capacity	0
Settlement	Banham		
Current Use	Beckhall Manor, residential property and attached gardens.		
Surrounding Use	residential properties to the east and associated gardens to the west (LP[003]006). The rest is surrounded by agricultural land.		
Highway Access (On-Site)	Category A Constraint	Highway constraints are severe enough to prevent development of this site.	
Highway Access (Off-Site)			
Contamination	Level 1 Constraint	N/A	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale.	
Designations	None	N/A	
Landscape Impact	Level 3 Constraint	Partially within an area of high sensitivity to change	
Existing Use in Operation	Level 1 Constraint	Beckhall Manor and gardens	
Source Protection	Level 2 Constraint	Groundwater source protection zone 2	
Pollutant Sources	Level 1 Constraint	Possible pollution from Mill Road	
Flood Risk	Level 1 Constraint	Flood zone 1 - area of zone 3 flooding 0.2km to the north of the site	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 3 Constraint	Approximately 900m to the nearest bus stop with limited services. No sidewalk to the village from the proposed development.	
Access to Facilities	Level 3 Constraint	Site is further than 800m from a doctors surgery and school	
Access to Open Space	Level 1 Constraint	Within close proximity to St.Mary's Chapel/Castle amenity green space.	
Access to Employment	Level 2 Constraint	There are no designated general employment areas within Old Buckenham. The village is within close proximity of Attleborough which has good employment opportunities.	
Social Infrastructure	Level 2 Constraint	The school is currently under pressure, but a development of this size would not have demonstrable impacts upon social infrastructure.	
Constraint Analysis	<p>The site is not designated and is not within a flood zone; however, the site is within a groundwater source protection zone 2 and may also suffer from possible pollution from Mill road.</p> <p>The site is a distance from key services and facilities and also lies within an area that is of high sensitivity to change. The site is also situated some distance from the settlement boundary of New Buckenham. Furthermore, highways improvements would need to be made in order to facilitate pedestrian access to services that would need to be reached in New Buckenham.</p> <p>From analysis of surrounding sites it is assumed that localised network reinforcement may be required to the surface water network capacity.</p> <p>Old Buckenham pulls children in from out of their catchment area so the school is showing as full and under pressure. An initial investigation indicates that the school could be expanded on its current site with capital investment and around 800 homes could be considered.</p>		
Solutions to Constraints:	Highway constraints are severe enough to prevent development of this site.		

Land Rep Reference	LP[003]007	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	10
Area	0.41	Constrained Capacit	0
Settlement	Banham		
Current Use	Land adjacent to Beckhall Manor, currently appears to be used as part of the garden to plot at LP[003]006.		
Surrounding Use	Land to the east of the site is Beckhall Manor with further residential properties beyond. There is a further residential property to the south west with agricultural land surrounding the rest of the site.		
Highway Access (On-Site)	Category A Constraint	Highway constraints are severe enough to prevent development of this site.	
Highway Access (Off-Site)			
Contamination	Level 1 Constraint	N/A	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale.	
Designations	None	N/A	
Landscape Impact	Level 3 Constraint	Partially within an area of high sensitivity to change	
Existing Use in Operation	Level 1 Constraint	Garden	
Source Protection	Level 2 Constraint	Groundwater source protection zone 2	
Pollutant Sources	Level 1 Constraint	Possible pollution from Mill road	
Flood Risk	Level 1 Constraint	Flood zone 1 - area of zone 3 flooding 0.2km to the north of the site	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 3 Constraint	Approximately 900m to the nearest bus stop with limited services. No sidewalk to the village from the proposed development.	
Access to Facilities	Level 3 Constraint	Site is further than 800m from a doctors surgery and school	
Access to Open Space	Level 1 Constraint	Within close proximity to St.Mary's Chapel/Castle amenity green space.	
Access to Employment	Level 2 Constraint	There are no designated general employment areas within Old Buckenham/New Buckenham. The village is within close proximity to Attleborough which has good employment opportunities.	
Social Infrastructure	Level 2 Constraint	The school is currently under pressure, but a development of this size would not have demonstrable impacts upon social infrastructure.	
Constraint Analysis	<p>The site is not designated and is not within a flood zone; however, the site is within a groundwater source protection zone 2 and may also suffer from possible pollution from Mill road.</p> <p>The site is a distance from key services and facilities and also lies within an area that is of high sensitivity to change. The site is also situated some distance from the settlement boundary of New Buckenham. Furthermore, highways improvements would need to be made in order to facilitate pedestrian access to services that would need to be reached in New Buckenham.</p> <p>Old Buckenham pulls children in from out of their catchment area so the school is showing as full and under pressure. An initial investigation indicates that the school could be expanded on its current site with capital investment and around 800 homes could be considered.</p>		
Solutions to Constraints:	Highway constraints are severe enough to prevent development of this site.		

Land Rep Reference	LP[003]008	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	65
Area	2.63	Constrained Capacity	43
Settlement	Banham		
Current Use	The site currently an arable field. A planning application for the site is currently being determined.		
Surrounding Use	The site has access on to both Kenninghall Road and Wash lane. Land use to the north and east of the site is residential development. To the west of the site is the car park associated with Banham Zoo. Wash Farm and its associated farm buildings is located to the south of the site. Wash Farmhouse is grade II listed.		
Highway Access (On-Site)	None	Highways improvements may be required in order to deliver this site.	
Highway Access (Off-Site)	Level 2 Constraint		
Contamination	Level 1 Constraint	N/A	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale.	
Designations	None	N/A	
Landscape Impact	Level 3 Constraint	Moderate to High sensitivity	
Existing Use in Operation	Level 1 Constraint	Agricultural land grade 3	
Source Protection	Level 2 Constraint	Site is located within Groundwater source protection zone 2	
Pollutant Sources	Level 1 Constraint	N/A	
Flood Risk	Level 1 Constraint	N/A	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 1 Constraint	Nearest bus stop is located within 300m at the junction of Greys Manor and Kenninghall Road	
Access to Facilities	Level 2 Constraint	Inside School buffer, site is located outside shop and doctors buffer.	
Access to Open Space	Level 1 Constraint	Site is within 300m of the Community Centre and playing field	
Access to Employment	Level 3 Constraint	Banham suffers from limited employment opportunities and poor public transport.	
Social Infrastructure	Level 1 Constraint	Social infrastructure would be able to support development on this scale.	
Constraint Analysis	<p>The site is located within groundwater source protection zone 2 and is also in an area of moderate to high sensitivity environment. It should be noted that this is common across Banham. The village also suffers from limited employment opportunities and poor public transport.</p> <p>Development of the site has the potential to impact upon the setting of the Grade II listed Wash Farmhouse.</p> <p>The local school Banham Community Primary School/Old Buckenham High School sits on a very small site. Any further growth in Banham is likely to put the school under pressure as expansion on its current site is limited.</p>		
Solutions to Constraints:	<p>The biggest constraint here is the landscape impact, which would have to be taken into consideration during the planning process.</p> <p>Furthermore, highways improvements may be required in order to deliver the site.</p>		

Land Rep Reference	LP[004]002	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	20
Area	0.81	Constrained Capacity	16
Settlement	Bawdeswell		
Current Use	The site is currently occupied by the residential dwelling known as The Chestnuts and its associated garden land. The garden includes a large pond in the centre of the site. There is a number of trees to the south of the site.		
Surrounding Use	The site has access from both Foxley Road and Dereham Road. The existing property is accessed via Foxley Road. The site sits at the edge of residential development within Bawdeswell's settlement boundary. May Tree Farm is located to the west of the site. Land to the south of the site is undeveloped greenfield arable land.		
Highway Access (On-Site)	None	Footway improvements would be required in order to deliver the site.	
Highway Access (Off-Site)	Level 2 Constraint		
Contamination	Level 1 Constraint	N/A	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale.	
Designations	None	The northern half of the site is located within the Bawdeswell Conservation Area	
Landscape Impact	Level 2 Constraint	Moderate sensitivity to change	
Existing Use in Operation	Level 2 Constraint	Residential property and garden	
Source Protection	Level 2 Constraint	Site is located within ground water protection zone 3	
Pollutant Sources	Level 1 Constraint	N/A	
Flood Risk	Level 1 Constraint	N/A	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 1 Constraint	Bawdeswell has good public transport access	
Access to Facilities	Level 1 Constraint	Site is located within 300m of the primary school and 400m from the village store. There is no Doctors surgery within Bawdeswell	
Access to Open Space	Level 1 Constraint	Site is within 1200m of open space	
Access to Employment	Level 2 Constraint	No designated employment areas within the village. There are some employment opportunities within Bawdeswell, however they are limited.	
Social Infrastructure	Level 1 Constraint	Social infrastructure would be able to support development on this scale.	
Constraint Analysis	<p>This site is well related to existing services and facilities within Bawdeswell</p> <p>The site has access from Dereham Road, there are numerous trees on site and also a pond. The landscape impact of developing this site is likely to be relatively high.</p> <p>The current school capacity of Bawdeswell Community Primary School is 105. The school could potentially expand to accommodate 210 pupils. School could then potentially take an additional 100 children which equates to around 400 new homes.</p>		
Solutions to Constraints:	<p>The biggest constraint regarding this site is the proximity within the conservation area.</p> <p>Footways improvements would also be required in order to deliver the site.</p>		

Land Rep Reference	LP[004]003	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	18
Area	0.75	Constrained Capacity	15
Settlement	Bawdeswell		
Current Use	Site is currently undeveloped greenfield land. There are a number of trees on the site particularly to the south of the site.		
Surrounding Use	Land to the north of the site is in residential use. Land to the east and west of the site is within agricultural use. The A1067 runs to the south of the site.		
Highway Access (On-Site)	None	Footways improvements would also be required in order to deliver the site.	
Highway Access (Off-Site)	Level 2 Constraint		
Contamination	Level 1 Constraint	N/A	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale.	
Designations	None	Conservation area runs to the north of the site.	
Landscape Impact	Level 2 Constraint	Moderate sensitivity to change	
Existing Use in Operation	Level 2 Constraint	Site is classified as Grade 3 agricultural land	
Source Protection	Level 2 Constraint	Site is located within ground water protection zone 3	
Pollutant Sources	Level 1 Constraint	N/A	
Flood Risk	Level 1 Constraint	N/A	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 1 Constraint	Bawdeswell has good public transport access	
Access to Facilities	Level 1 Constraint	Site is located within 300m of the primary school and 400m from the village store. There is no Doctors surgery within Bawdeswell	
Access to Open Space	Level 1 Constraint	Site is located within the 1200m open space buffer	
Access to Employment	Level 2 Constraint	No designated employment areas within the village. There are some employment opportunities within Bawdeswell, however they are limited.	
Social Infrastructure	Level 1 Constraint	Social infrastructure would be able to support development on this scale.	
Constraint Analysis	<p>The site is well related to the key services and facilities within the village, including the primary school, shop and public house.</p> <p>The site is currently undeveloped land. There are a number of trees on site and the landscape is likely to be sensitive to change. The site has access from both Dereham Road and Paradise Road.</p> <p>The current school capacity of Bawdeswell Community Primary School is 105. The school could potentially expand to accommodate 210 pupils. School could then potentially take an additional 100 children which equates to around 400 new homes.</p>		
Solutions to Constraints:	<p>The biggest constraint on this site would be the impact upon the conservation area, which would need to be considered during the design process.</p> <p>Footways improvements would also be required in order to deliver the site.</p>		

Land Rep Reference	LP[007]001	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	32
Area	1.31	Constrained Capacity	0
Settlement	Beetley		
Current Use	The site is currently undeveloped greenfield land		
Surrounding Use	Beetley nurseries is located to the north of the site. Land to the south of the site is in residential use and is characterised by detached dwellings with road frontage. Land to the west of the site is in agricultural use.		
Highway Access (On-Site)	Category A Constraint	Highway constraints are severe enough to prevent development of this site.	
Highway Access (Off-Site)			
Contamination	Level 1 Constraint	N/A	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale.	
Designations	None	There are a number of TPO's on site under reference 1995 No.10	
Landscape Impact	Level 1 Constraint	Moderate sensitivity to change	
Existing Use in Operation	Level 1 Constraint	Undeveloped land classified as agricultural grade 3	
Source Protection	Level 2 Constraint	Site is located within ground water protection zone 2	
Pollutant Sources	Level 1 Constraint	N/A	
Flood Risk	Level 1 Constraint	N/A	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 1 Constraint	Beetley has good public transport access	
Access to Facilities	Level 2 Constraint	Half of the site is within the 800m school buffer. There is no Doctors surgery within Beetley	
Access to Open Space	Level 1 Constraint	Site is located within 1200m of open space	
Access to Employment	Level 2 Constraint	No designated employment areas within the village. There are some employment opportunities within Beetley, the village is within close proximity to Dereham	
Social Infrastructure	Level 1 Constraint	Social infrastructure would be able to support development on this scale.	
Constraint Analysis	<p>The site contains a number of protected trees, which restricts its ability to be developed. Development to the south of Green Lane currently marks the edge of the built up area. The site is just within 800m of the primary school, however it is distant from other services and facilities within the village.</p> <p>There is limited employment within Beetley, however the village is within close proximity of Dereham which has a good range of employment opportunities.</p> <p>The local school St Mary's Community Primary School has a capacity of 210 pupils, The school is unlikely to be able to expand on its existing site however it is likely that additional children from around 100-120 new homes could be accommodated. The school could potentially be expanded if the land adjacent to the school (owned by Parish Council) is made available for school use.</p>		
Solutions to Constraints:	Highway constraints are severe enough to prevent development of this site.		

Land Rep Reference	LP[007]003	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	36
Area	1.45	Constrained Capacity	0
Settlement	Beetley		
Current Use	Site is currently undeveloped agricultural land		
Surrounding Use	Land to the south and south west of the site is residential. To the east of the site is a mixed deciduous/conifer woodland which is covered by TPO 2007 No. 42		
Highway Access (On-Site)	Category A Constraint	Highway constraints are severe enough to prevent development of this site.	
Highway Access (Off-Site)			
Contamination	Level 1 Constraint	N/A	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale.	
Designations	None	No on-site designations. Land to the rear is covered by TPO 2007 No.42	
Landscape Impact	Level 1 Constraint	Moderate sensitivity to change	
Existing Use in Operation	Level 1 Constraint	Undeveloped land	
Source Protection	Level 2 Constraint	Site is located within groundwater source protection zone 3	
Pollutant Sources	Level 1 Constraint	N/A	
Flood Risk	Level 1 Constraint	N/A	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 1 Constraint	Beetley has good public transport access	
Access to Facilities	Level 2 Constraint	Site is within 800m of a primary school	
Access to Open Space	Level 1 Constraint	Site is within close proximity of Beetley playing field	
Access to Employment	Level 2 Constraint	There are no designated employment areas within the village. There are some employment opportunities within Beetley, the village is within close proximity to Dereham	
Social Infrastructure	Level 1 Constraint	Social infrastructure would be able to support development on this scale.	
Constraint Analysis	<p>This site borders the settlement boundary to the south and also to the west. Views across the site are contained, whilst the site is currently one of the only remaining gaps in the development along Fakenham Road it is not considered that the landscape in this area is going to be particularly sensitive to change.</p> <p>The site is well located in terms of access to services and facilities within the village.</p> <p>The local school St Mary's Community Primary School has a capacity of 210 pupils. The school is unlikely to be able to expand on its existing site however it is likely that additional children from around 100-120 new homes could be accommodated. The school could potentially be expanded if the land adjacent to the school (owned by Parish Council) is made available for school use.</p>		
Solutions to Constraints:	Highway constraints are severe enough to prevent development of this site.		

Land Rep Reference	LP[007]005	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	37
Area	1.51	Constrained Capacity	30
Settlement	Beetley		
Current Use	The site is currently used as a depot for Norse Commercial Services. It is a brownfield site. The site has access from both Gressenhall Road and Fakenham Road.		
Surrounding Use	Residential development is located on land to both the north-west and north-east of the site. The Gressenhall Museum of Rural Life is located to the south of the site. This includes the Grade II listed former Union Workhouse. Land to the west of the site is greenfield land.		
Highway Access (On-Site)	None	Highways improvements may be required in order to deliver this site.	
Highway Access (Off-Site)	Level 2 Constraint		
Contamination	Level 2 Constraint	Site has previously been used for road haulage	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale.	
Designations	None	N/A	
Landscape Impact	Level 1 Constraint	Moderate sensitivity to change	
Existing Use in Operation	Level 1 Constraint	Brownfield site	
Source Protection	Level 2 Constraint	Site is located within groundwater source protection zone 2	
Pollutant Sources	Level 2 Constraint	Potential noise pollution from the Rural Life Museum adjacent to the site.	
Flood Risk	Level 1 Constraint	N/A	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 1 Constraint	Beetley has good public transport access	
Access to Facilities	Level 2 Constraint	Site is within 800m of a primary school. There is no doctors surgery within Beetley or local shopping facilities.	
Access to Open Space	Level 1 Constraint	Site is located within 1200m of public open space	
Access to Employment	Level 2 Constraint	There are no designated employment areas within the village. There are some employment opportunities within Beetley, the village is within close proximity to Dereham	
Social Infrastructure	Level 1 Constraint	Social infrastructure would be able to support development on this scale.	
Constraint Analysis	<p>This site is located to the north of Gressenhall museum of rural life, this is the former workhouse and is a grade II listed building. Development on this site would need to have regard to the setting of the listed building and this could restrict the developability of the site.</p> <p>The site is brownfield land and is currently used as a depot for Norse Commercial services.</p> <p>The site is well related to the services and facilities within Beetley and the village has good public transport accessibility to higher order settlements, particularly Dereham.</p> <p>The local school St Mary's Community Primary School has a capacity of 210 pupils, The school is unlikely to be able to expand on its existing site however it is likely that additional children from around 100-120 new homes could be accommodated. The school could potentially be expanded if the land adjacent to the school (owned by Parish Council) is made available for school use.</p>		
Solutions to Constraints:	<p>Highways improvements may be required in order to deliver this site.</p> <p>Development would have to have regard for the grade 2 listed building and the setting of an area that is of moderate sensitivity to change.</p>		

Land Rep Reference	LP[007]006	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	17
Area	0.70	Constrained Capacity	0
Settlement	Beetley		
Current Use	Site currently includes the farm yard associated with Beck Farm, including a number of barns and outbuildings.		
Surrounding Use	Beck Farmhouse is located to the north of the site. Land to the south, east and west is arable farmland.		
Highway Access (On-Site)	None	Highways improvements may be required in order to deliver this site.	
Highway Access (Off-Site)	Level 2 Constraint		
Contamination	Level 1 Constraint	N/A	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale.	
Designations	None	A County Wildlife Site (Beck Farm Meadows) lies directly to the north of the site.	
Landscape Impact	Level 1 Constraint	Moderate sensitivity to change	
Existing Use in Operation	Level 2 Constraint	Farmyard	
Source Protection	Level 1 Constraint	N/A	
Pollutant Sources	Level 2 Constraint	Potential amenity issues associated with the operation of Beck Farm	
Flood Risk	Level 1 Constraint	Site is in flood zone 1, however there is an area of flood zone 2 to the north of the site	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 1 Constraint	Beetley has good public transport access	
Access to Facilities	Level 3 Constraint	Site is located further than 800m from the primary school. There is no Doctors surgery within Beetley	
Access to Open Space	Level 3 Constraint	Site is located outside the 1200m open space buffer	
Access to Employment	Level 2 Constraint	There are no designated employment areas within the village. There are some employment opportunities within Beetley, the village is within close proximity to Dereham	
Social Infrastructure	Level 1 Constraint	Social infrastructure would be able to support development on this scale.	
Constraint Analysis	<p>This site is located within East Bilney a hamlet which forms part of Beetley parish. The main services and facilities are distant from this site. This includes the primary school, community facilities, open space and public transport access. However, East Bilney does have employment through the garage and car home.</p> <p>Due to East Bilney's location approximately 2km from the main Beetley village and the restriction this places on access to services and facilities, it is recommended that this site excluded from the study.</p> <p>The local school St Mary's Community Primary School has a capacity of 210 pupils, The school is unlikely to be able to expand on its existing site however it is likely that additional children from around 100-120 new homes could be accommodated. The school could potentially be expanded if the land adjacent to the school (owned by Parish Council) is made available for school use.</p>		
Solutions to Constraints:	<p>This site is considered 'non-deliverable' due to distance from the settlement.</p> <p>A County Wildlife Site (Beck Farm Meadows) lies directly to the north of the site.</p>		

Land Rep Reference	LP[007]007	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	10
Area	0.43	Constrained Capacity	0
Settlement	Beetley		
Current Use	The site currently contains the residential dwelling Riverside Cottage and its garden.		
Surrounding Use	Residential dwellings are located to the north and west of the site.		
Highway Access (On-Site)	None	Highways improvements may be required in order to deliver this site.	
Highway Access (Off-Site)	Level 2 Constraint		
Contamination	Level 1 Constraint	N/A	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale.	
Designations	None	N/A	
Landscape Impact	Level 1 Constraint	Moderate sensitivity to change	
Existing Use in Operation	Level 1 Constraint	N/A	
Source Protection	Level 1 Constraint	N/A	
Pollutant Sources	Level 1 Constraint	N/A	
Flood Risk	Level 1 Constraint	Flood zone 1	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 1 Constraint	Beetley has good public transport access	
Access to Facilities	Level 3 Constraint	Site is further than 800m from a primary school. There is no Doctors surgery within Beetley.	
Access to Open Space	Level 3 Constraint	Site is located beyond 1200m from designated public open space	
Access to Employment	Level 2 Constraint	There are no designated employment areas within the village. There are some employment opportunities within Beetley, the village is within close proximity to Dereham	
Social Infrastructure	Level 1 Constraint	Social infrastructure would be able to support development on this scale.	
Constraint Analysis	<p>This site is located within East Bilney a hamlet which forms part of Beetley parish. The main services and facilities are distant from this site. This includes the primary school, community facilities, open space and public transport access. However, East Bilney does have employment through the garage and car home.</p> <p>Due to East Bilney's location approximately 3km from the main Beetley village and the restriction this places on access to services and facilities, it is recommended that this site excluded from the study.</p> <p>The local school St Mary's Community Primary School has a capacity of 210 pupils, The school is unlikely to be able to expand on its existing site however it is likely that additional children from around 100-120 new homes could be accommodated. The school could potentially be expanded if the land adjacent to the school (owned by Parish Council) is made available for school use.</p>		
Solutions to Constraints:	This site is considered 'non-deliverable' due to distance from the settlement.		

Land Rep Reference	LP[025]010	Source/Typology	Market Town Extension
SHLAA Ref		Unconstrained Capacity	580
Area	19.36	Constrained Capacity	0
Settlement	Dereham		
Current Use	The site is currently an arable field. It includes two residential properties known as Redcroft and Pamaron.		
Surrounding Use	The A47 runs along the northern edge of the site and it is bordered to the south by Mattishall Road. The site is located to the east of the town and is predominantly surrounded by agricultural fields and detached dwellings in large plots.		
Highway Access (On-Site)	None	Highway constraints are severe enough to prevent development of this site.	
Highway Access (Off-Site)	Level 3 Constraint		
Contamination	Level 2 Constraint	In the south-east corner of the site there is filled ground.	
Utilities	Level 2 Constraint	Utilities would require some improvements to deliver a site of this size.	
Designations	None	N/A	
Landscape Impact	Level 2 Constraint	Moderate to Moderate-High sensitivity	
Existing Use in Operation	Level 2 Constraint	Grade 2 agricultural land	
Source Protection	Level 1 Constraint	N/A	
Pollutant Sources	Level 2 Constraint	Potential noise pollution from A47 - noise bund may need to be provided	
Flood Risk	Level 1 Constraint	N/A	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 2 Constraint	Nearest bus stop is within 500m	
Access to Facilities	Level 2 Constraint	Site is outside the 800m buffer for access to schools and employment opportunities. It is also further than 300m for access to shops.	
Access to Open Space	Level 1 Constraint	Site is located inside the 1200m open space buffer	
Access to Employment	Level 2 Constraint	Site is located outside of the 800m buffer for employment land. However, as it adjoins Dereham it is considered that there are good employment opportunities within the town.	
Social Infrastructure	Level 2 Constraint	Limitation of current school capacity, further provision required	
Constraint Analysis	<p>The site is located directly to the south of the A47 and is likely to be impacted by noise pollution along its northern boundary. Whilst the site adjoins the town, the A47 forms a physical barrier to the town. To the south and east of the site is arable farmland and isolated dwellings. Overall the site is more rural in character.</p> <p>The landscape character assessment settlement fringe study defines the area as having a moderate to moderate-high sensitivity to change and the site is grade 2 agricultural land.</p> <p>From analysis of surrounding sites it is assumed that localised network reinforcement may be required to the surface water network capacity.</p> <p>Due to the sites location at the edge of built up area of Dereham, it is distant from the services and facilities within the town. In particular it is outside the recommended walking distances to the primary school, doctors surgery and designated employment areas.</p> <p>There are 3 infant schools feeding into one junior school serving Dereham Town. There is scope for limited growth but current allocations and permissions would take these schools to a sensible size. Any further growth beyond existing permissions and allocations would require either a new school or consideration of re-organisation of the existing schools.</p> <p>Dereham is served by two High Schools and a separate 6th form centre. With good master planning it is possible that both High Schools could be expanded on their current sites but if any large scale growth in the Town is planned, school expansion would have to be considered.</p>		
Solutions to Constraints:	Highway constraints are severe enough to prevent development of this site.		

Land Rep Reference	LP[025]017	Source/Typology	Market Town Extension
SHLAA Ref		Unconstrained Capacity	600
Area	20.04	Constrained Capacity	480
Settlement	Dereham		
Current Use	Site is currently used as an arable field		
Surrounding Use	Residential development is located to the north and west of the site, along Westfield Road and Westfield Lane. Land to the south and east of the site is arable. The River Tud runs to the south of the site. The Mid-Norfolk railway line runs to the east of the site		
Highway Access (On-Site)	None	Highways improvements would need to be considered in conjunction with adjacent sites and link road- requires area wide consideration of the impacts.	
Highway Access (Off-Site)	Level 2 Constraint		
Contamination	Level 2 Constraint	Mid-Norfolk railway line runs to the east of the site	
Utilities	Level 2 Constraint	Utilities would require some improvements to deliver a site of this size.	
Designations	None	N/A	
Landscape Impact	Level 2 Constraint	Site is located partly within an area of Moderate-High sensitivity and partly within an area of Moderate sensitivity	
Existing Use in Operation	Level 2 Constraint	Grade 3 agricultural land	
Source Protection	Level 1 Constraint	N/A	
Pollutant Sources	Level 2 Constraint	Mid-Norfolk railway line runs to the east of the site	
Flood Risk	Level 2 Constraint	An area of Flood Zone 2 is located to the south of the site	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 1 Constraint	Nearest bus stop is within 100m of the site	
Access to Facilities	Level 1 Constraint	Site is within the 800m buffer of a school. It is also partially within the 800m buffer of the doctors surgery.	
Access to Open Space	Level 1 Constraint	Site is within 1200m buffer of open space sites	
Access to Employment	Level 1 Constraint	Site is within 800m buffer of designated employment sites	
Social Infrastructure	Level 2 Constraint	Limitation of current school capacity, further provision required	
Constraint Analysis	<p>This site is located to the south of the town and has access from Westfield Lane. The site is bounded to the east by the Mid-Norfolk railway line and noise attenuation measures are likely to be needed.</p> <p>The site is in close proximity to Toftowood school and it also has good access to public transport. Part of the site is located within 800m of the doctors surgery. The site is also well related to Dereham designated general employment areas.</p> <p>The landscape character assessment settlement fringe study has assessed the site as being located within two character areas. The landscape in the northern section of the site is defined as having a moderate to high sensitivity to change. The southern section of the site has a lower sensitivity to change and this assessed as having a moderate sensitivity. The River Tud runs to the south of the site.</p> <p>From analysis of surrounding sites it is assumed that the site will require enhancement to waste water treatment. Significant off-site sewerage required to connect Flood water.</p> <p>There are 3 infant schools feeding into one junior school serving Dereham Town. There is scope for limited growth but current allocations and permissions would take these schools to a sensible size. Any further growth beyond existing permissions and allocations would require either a new school or consideration of re-organisation of the existing schools.</p> <p>Dereham is served by two High Schools and a separate 6th form centre. With good master planning it is possible that both High Schools could be expanded on their current sites but if any large scale growth in the Town is planned, school expansion would have to be considered.</p>		
Solutions to Constraints:	<p>Highways improvements would need to be considered in conjunction with adjacent sites and link road- requires area wide consideration of the impacts.</p> <p>School capacity would have to be expanded in order to deliver further development in the area.</p>		

Land Rep Reference	LP[025]018	Source/Typology	Market Town Extension
SHLAA Ref		Unconstrained Capacity	217
Area	7.25	Constrained Capacity	174
Settlement	Dereham		
Current Use	Site is currently an agricultural field		
Surrounding Use	There is residential development to the north and west of the site. Land to the south and east is currently in agricultural use. This land has been logged in conjunction with this site.		
Highway Access (On-Site)	None	Site has access via Westfield Road. This is a single track road and as such is unlikely to be suitable to access the site.	
Highway Access (Off-Site)	Level 3 Constraint		
Contamination	Level 1 Constraint	N/A	
Utilities	Level 2 Constraint	Utilities would require some improvements to deliver a site of this size.	
Designations	None	N/A	
Landscape Impact	Level 2 Constraint	Moderate sensitivity to change	
Existing Use in Operation	Level 2 Constraint	Site is Grade 3 agricultural land	
Source Protection	Level 1 Constraint	N/A	
Pollutant Sources	Level 1 Constraint	N/A	
Flood Risk	Level 2 Constraint	There is a small area of flood risk zone 3a	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 1 Constraint	Site is located within 300m of a bus stop	
Access to Facilities	Level 1 Constraint	Site is within 800m buffer for school and doctors surgery	
Access to Open Space	Level 1 Constraint	Site is located within 1200m of open space	
Access to Employment	Level 1 Constraint	Site is located within 800m buffer of employment land	
Social Infrastructure	Level 2 Constraint	Limitation of current school capacity, further provision required	
Constraint Analysis	<p>The site only has access from Westfield Road which is a single track road. The road is unsuitable to provide access to the site, however access could be achieved if developed in conjunction with site LP[025]019.</p> <p>The site is in close proximity to Toftowood school and it also has good access to public transport. The site is located within 800m of the doctors surgery. The site is also well related to Dereham designated general employment areas.</p> <p>The landscape character assessment settlement fringe study has assessed the site as having a moderate sensitivity to change. The River Tud runs to the south of the site.</p> <p>From analysis of surrounding sites it is assumed that localised network reinforcement may be required to the surface water network capacity.</p> <p>There are 3 infant schools feeding into one junior school serving Dereham Town. There is scope for limited growth but current allocations and permissions would take these schools to a sensible size. Any further growth beyond existing permissions and allocations would require either a new school or consideration of re-organisation of the existing schools.</p> <p>Dereham is served by two High Schools and a separate 6th form centre. With good master planning it is possible that both High Schools could be expanded on their current sites but if any large scale growth in the Town is planned, school expansion would have to be considered.</p>		
Solutions to Constraints:	<p>Highways improvements would need to be considered in conjunction with adjacent sites and link road- requires area wide consideration of the impacts. In this case, the site would need to be developed in conjunction with LP[025]019 in order to achieve access.</p> <p>School capacity would also require further expansion.</p>		

Land Rep Reference	LP[025]019	Source/Typology	Market Town Extension
SHLAA Ref		Unconstrained Capacity	372
Area	12.42	Constrained Capacity	298
Settlement	Dereham		
Current Use	Site is currently in agricultural use		
Surrounding Use	This site is predominantly surrounded by agricultural land. It borders residential development to the north-west and to the south-east. The site has access from Shipdham Road.		
Highway Access (On-Site)	None	Highways improvements would need to be considered in conjunction with adjacent sites and link road- requires area wide consideration of the impacts.	
Highway Access (Off-Site)	Level 2 Constraint		
Contamination	Level 1 Constraint	N/A	
Utilities	Level 2 Constraint	Utilities would require some improvements to deliver a site of this size.	
Designations	None	N/A	
Landscape Impact	Level 2 Constraint	Site has a moderate sensitivity to change	
Existing Use in Operation	Level 2 Constraint	Grade 3 agricultural land	
Source Protection	Level 1 Constraint	N/A	
Pollutant Sources	Level 1 Constraint	N/A	
Flood Risk	Level 3 Constraint	Areas of flood zone 2, 3a and 3b within the site, particularly in the eastern half of the	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 1 Constraint	Site is located within 500m of a bus stop	
Access to Facilities	Level 2 Constraint	Site is located inside the 800m school buffer, however it is outside the 800m buffer for a Doctors surgery	
Access to Open Space	Level 1 Constraint	Site is located within the 1200m open space buffer	
Access to Employment	Level 2 Constraint	Site is located outside the 800m employment buffer	
Social Infrastructure	Level 2 Constraint	Limitation of current school capacity, further provision required	
Constraint Analysis	<p>The site is accessed from Shipdham Road.</p> <p>The landscape character assessment settlement fringe study has assessed the site as having a moderate sensitivity to change. The site is defined as being grade 3 agricultural land. The River Tud runs across the southern section of the site and also to the south east of the site. Parts of the site are located in Flood Zones 2, 3a and 3b. Ultimately this restricts the developable area of the site.</p> <p>Whilst the site is located at the southern extent of Dereham, it is well related to primary school provision. However, it is outside the buffer zone for the doctors surgery and access to employment.</p> <p>From analysis of surrounding sites it is assumed that localised network reinforcement may be required to the surface water network capacity.</p> <p>There are 3 infant schools feeding into one junior school serving Dereham Town. There is scope for limited growth but current allocations and permissions would take these schools to a sensible size. Any further growth beyond existing permissions and allocations would require either a new school or consideration of re-organisation of the existing schools.</p> <p>Dereham is served by two High Schools and a separate 6th form centre. With good master planning it is possible that both High Schools could be expanded on their current sites but if any large scale growth in the Town is planned, school expansion would have to be considered.</p>		
Solutions to Constraints:	<p>Highways improvements would need to be considered in conjunction with adjacent sites and link road- requires area wide consideration of the impacts.</p> <p>Flooding would need to be mitigated against in the design process.</p> <p>Furthermore, school capacity would need to be increased in order to facilitate further development in the area.</p>		

Land Rep Reference	LP[025]021	Source/Typology	Market Town Extension
SHLAA Ref		Unconstrained Capacity	6
Area	0.22	Constrained Capacity	0
Settlement	Dereham		
Current Use	The southern section of the site is currently used for car parking. Beyond this the site is currently vacant land which was left following the development of properties at 90 Stone Road		
Surrounding Use	Residential development is located to the south and south west of the site. To the north east of the site is land designated as Norfolk Valley Fen.		
Highway Access (On-Site)	None	Highways improvements may be required in order to deliver this site.	
Highway Access (Off-Site)	Level 2 Constraint		
Contamination	Level 1 Constraint	N/A	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale	
Designations	None	County Wildlife Site located immediately to the rear of the site. There is also a SAC within 20m of the site.	
Landscape Impact	Level 3 Constraint	Site has Moderate-High sensitivity to change	
Existing Use in Operation	Level 1 Constraint	N/A	
Source Protection	Level 1 Constraint	N/A	
Pollutant Sources	Level 1 Constraint	N/A	
Flood Risk	Level 1 Constraint	N/A	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 1 Constraint	Nearest bus stop is less than 100m from site	
Access to Facilities	Level 1 Constraint	Site is located within the 800m schools buffer and within 800m of a doctors surgery	
Access to Open Space	Level 1 Constraint	Site is located within the 1200m open space buffer	
Access to Employment	Level 2 Constraint	The site is outside the 800m employment buffer. The nearest designated general employment area is Rashes Green	
Social Infrastructure	Level 2 Constraint	Limitation of current school capacity, further provision required	
Constraint Analysis	<p>This site is currently undeveloped land to the rear of Stone Road. Properties along Stone Road are predominantly linear and development of this site would result in backland development which would impact upon the form and character of the area.</p> <p>The landscape character assessment settlement fringe study has assessed the site as having a moderate to high sensitivity to change. Land to the rear of the site is a County Wildlife Site and it is also in close proximity to the Norfolk Valley Fen SAC.</p> <p>There are 3 infant schools feeding into one junior school serving Dereham Town. There is scope for limited growth but current allocations and permissions would take these schools to a sensible size. Any further growth beyond existing permissions and allocations would require either a new school or consideration of re-organisation of the existing schools.</p> <p>Dereham is served by two High Schools and a separate 6th form centre. With good master planning it is possible that both High Schools could be expanded on their current sites but if any large scale growth in the Town is planned, school expansion would have to be considered.</p>		
Solutions to Constraints:	County Wildlife Site located immediately to the rear of the site. There is also a SAC within 20m of the site. These constraints are not likely to be resolved.		

Land Rep Reference	LP[025]022	Source/Typology	Market Town Extension
SHLAA Ref		Unconstrained Capacity	5
Area	0.19	Constrained Capacity	5
Settlement	Dereham		
Current Use	The site currently forms part of Humbletoft Farm.		
Surrounding Use	Residential development is located to the rear of the site. To the west of the site is Humbletoft Farm, which includes the grade II listed farmhouse. The site currently marks the northern extent of Dereham.		
Highway Access (On-Site)	None	Highways improvements may be required in order to deliver this site.	
Highway Access (Off-Site)	Level 2 Constraint		
Contamination	Level 1 Constraint	N/A	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale	
Designations	None	Site is located inside the conservation area. There are two TPO trees located to the east of the site.	
Landscape Impact	Level 3 Constraint	Site has a moderate-high sensitivity to change	
Existing Use in Operation	Level 1 Constraint	N/A	
Source Protection	Level 2 Constraint	Site is located within the zone 2 groundwater source protection zone	
Pollutant Sources	Level 1 Constraint	N/A	
Flood Risk	Level 1 Constraint	N/A	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 1 Constraint	The nearest bus stop is located within 200m of the site	
Access to Facilities	Level 2 Constraint	Site is located outside the buffer zone for schools and doctors surgeries.	
Access to Open Space	Level 1 Constraint	Site is located within 1200m of designated open space	
Access to Employment	Level 2 Constraint	Site is located outside the buffer zone for employment land	
Social Infrastructure	Level 2 Constraint	Limitation of current school capacity, further provision required	
Constraint Analysis	<p>The site is within close proximity to key facilities, public transport etc. However, the site is located within a conservation area and is in an area that is moderate-high sensitivity to change.</p> <p>There are 3 infant schools feeding into one junior school serving Dereham Town. There is scope for limited growth but current allocations and permissions would take these schools to a sensible size. Any further growth beyond existing permissions and allocations would require either a new school or consideration of re-organisation of the existing schools.</p> <p>Dereham is served by two High Schools and a separate 6th form centre. With good master planning it is possible that both High Schools could be expanded on their current sites but if any large scale growth in the Town is planned, school expansion would have to be considered.</p>		
Solutions to Constraints:	This is a small site and is located inside the conservation area. There are two TPO trees located to the east of the site. Development may also cause detrimental impact on the landscape setting of the surrounding environment. Highways improvements may be required in order to deliver this site. It is not likely to be achievable.		

Land Rep Reference	LP[031]002	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	49
Area	1.99	Constrained Capacity	0
Settlement	Garboldisham		
Current Use	September Cottage is located on the site to the south east. The land is predominantly in agricultural use.		
Surrounding Use	There is sporadic residential development along Hopton Road. Garboldisham Windmill is a grade II* listed building which is adjacent to the site. The site is also surrounded by agricultural land.		
Highway Access (On-Site)	Category A Constraint	Highway constraints are severe enough to prevent development of this site.	
Highway Access (Off-Site)			
Contamination	Level 1 Constraint	N/A	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale.	
Designations	None	There are no designations on the site, however the grade II* listed Garboldisham Windmill is adjacent to the site	
Landscape Impact	N/A	Landscape Impact Assessment data unavailable	
Existing Use in Operation	Level 1 Constraint	Grade 4 agricultural land	
Source Protection	Level 2 Constraint	Land is located in groundwater source protection zone 3 (The majority of Garboldisham is located within this zone)	
Pollutant Sources	Level 1 Constraint	N/A	
Flood Risk	Level 1 Constraint	Site is located in flood zone 1	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 2 Constraint	over 800m to the nearest bus stop	
Access to Facilities	Level 3 Constraint	Site is outside the 800m buffer, there is also no doctors surgery within Garboldisham	
Access to Open Space	Level 1 Constraint	Site is located within 1200m of open space	
Access to Employment	Level 2 Constraint	There are no designated employment areas in Garboldisham	
Social Infrastructure	Level 3 Constraint	significant mitigation measures will be needed regarding school capacity	
Constraint Analysis	<p>This site is distant from Garboldisham's settlement boundary and therefore it is also distant from the village's main services and facilities. This includes the primary school.</p> <p>The site is accessed via Hopton Road, however a significant proportion of the site does not have road frontage. Development of the site would be to the rear of properties on Hopton Road. The Grade II* listed Garboldisham Windmill is located in front of the site, and development of this site would need to consider its setting.</p> <p>The Garboldisham CE VC Primary School is a popular school with a significant portion of pupils from outside of its catchment area. The site is very limited and unlikely to be suitable for expansion therefore development in the village would be limited in this regard.</p>		
Solutions to Constraints:	<p>Highway constraints are severe enough to prevent development of this site.</p> <p>The site is distant from key facilities and services including the school, which would require improvements in order to facilitate expansion and which might not be possible.</p>		

Land Rep Reference	LP[031]003	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	67
Area	2.70	Constrained Capacity	0
Settlement	Garboldisham		
Current Use	The site is currently used as agricultural land		
Surrounding Use	There is residential development to the east of the site, where it has access onto Back Street. The main surrounding land use is agricultural.		
Highway Access (On-Site)	Category A Constraint	Highway constraints are severe enough to prevent development of this site.	
Highway Access (Off-Site)			
Contamination	Level 1 Constraint	N/A	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale.	
Designations	None	No designations on site. To the north of the access is the grade II listed Mulberry Cottage and adjacent is the grade II* listed Jacques	
Landscape Impact	N/A	Landscape Impact Assessment data unavailable	
Existing Use in Operation	Level 3 Constraint	Site is grade 2 agricultural land	
Source Protection	Level 2 Constraint	Land is located in groundwater source protection zone 3 (The majority of Garboldisham is located within this zone)	
Pollutant Sources	Level 1 Constraint	N/A	
Flood Risk	Level 1 Constraint	Flood zone 1	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 2 Constraint	500m to the nearest bus stop	
Access to Facilities	Level 2 Constraint	Site is located within 200m of the primary school. There is no doctors surgery within Garboldisham	
Access to Open Space	Level 1 Constraint	Site is located within 1200m of protected open space	
Access to Employment	Level 2 Constraint	There are no designated employment areas in Garboldisham	
Social Infrastructure	Level 3 Constraint	significant mitigation measures will be needed regarding school capacity	
Constraint Analysis	<p>The site is well related to existing services and facilities in Garboldisham. This includes the primary school and village hall. Whilst the site is just located within 1200m of the playing field, this is located on the other side of the A1066, which is a key corridor of movement within Breckland.</p> <p>The site is grade 2 agricultural land and it is also within a groundwater source protection zone. The majority of Garboldisham is located within a groundwater source protection zone.</p> <p>The Garboldisham CE VC Primary School is a popular school with significant portion of pupils from outside of its catchment area. The site is very limited and unlikely to be suitable for expansion therefore development in the village would be limited in this regard.</p>		
Solutions to Constraints:	<p>Highway constraints are severe enough to prevent development of this site.</p> <p>There are severe constraints on the school which would require expansion and may not be possible to achieve.</p>		

Land Rep Reference	LP[037]018	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	26
Area	1.07	Constrained Capacity	20
Settlement	Great Ellingham		
Current Use	The site is currently a paddock.		
Surrounding Use	There is residential development to the west of the site, which has a frontage onto Long Street. To the east of the site is arable farmland.		
Highway Access (On-Site)	None	No direct access to the site from Long Street. Access would need to be achieved through one of the existing properties on Long Street.	
Highway Access (Off-Site)	Level 3 Constraint		
Contamination	Level 1 Constraint	N/A	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale.	
Designations	None	N/A	
Landscape Impact	Level 2 Constraint	Site has a moderate sensitivity to change	
Existing Use in Operation	Level 2 Constraint	Site is Grade 3 agricultural land	
Source Protection	Level 2 Constraint	Land is located in groundwater source protection zone 3 (The majority of Great Ellingham is located within this zone)	
Pollutant Sources	Level 1 Constraint	N/A	
Flood Risk	Level 1 Constraint	Site is located within Flood Zone 1	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 1 Constraint	The nearest bus stop is located within 800m of the site	
Access to Facilities	Level 2 Constraint	The site is located within 800m of the primary school. There is no doctors surgery within Great Ellingham	
Access to Open Space	Level 1 Constraint	The site is located within 1200m of protected open space	
Access to Employment	Level 2 Constraint	There are no designated general employment areas within Great Ellingham	
Social Infrastructure	Level 1 Constraint	Social infrastructure would be able to support development on this scale.	
Constraint Analysis	<p>The site has good access to services and facilities within Great Ellingham, including the primary school and playing field. The nearest Doctors surgery is within Attleborough.</p> <p>The site is within a groundwater source protection zone, however it should be noted that the majority of the village is located within this zone.</p> <p>There are access constraints to the site. The site does not benefit from road frontage and therefore third party land would be required to achieve access.</p> <p>From analysis of surrounding sites it is assumed that localised network reinforcement may be required to the surface water network capacity.</p> <p>Great Ellingham Primary School could potentially accommodate one more classroom to be a 210 place school. Pupil catchment numbers are much lower than the number of children in the school which indicates that children do attend from outside of their catchment. An additional 50 children could be accommodated with modest investment in the school which equates to around 200 new dwellings.</p>		
Solutions to Constraints:	Site possibly developable in conjunction with LP[037]019		

Land Rep Reference	LP[037]019	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	260
Area	10.41	Constrained Capacity	208
Settlement	Great Ellingham		
Current Use	The site is currently in agricultural use. It has access from both Attleborough Road and Church Street.		
Surrounding Use	Residential development is located to the north of the site and also to the west of the site. Land to the south of the site is in agricultural use.		
Highway Access (On-Site)	None	Highways improvements may be required in order to deliver this site.	
Highway Access (Off-Site)	Level 2 Constraint		
Contamination	Level 1 Constraint	N/A	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale.	
Designations	None	N/A	
Landscape Impact	Level 2 Constraint	The site has a moderate sensitivity to change	
Existing Use in Operation	Level 3 Constraint	The eastern half of the site is grade 2 agricultural land. The western half of the site is grade 3.	
Source Protection	Level 2 Constraint	Land is located in groundwater source protection zone 3 (The majority of Great Ellingham is located within this zone)	
Pollutant Sources	Level 1 Constraint	N/A	
Flood Risk	Level 1 Constraint	Flood zone 1	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 1 Constraint	The nearest bus stop is within 300m of a bus stop	
Access to Facilities	Level 2 Constraint	The majority of the site is located within the 800m buffer of a primary school. There is no Doctors surgery in Great Ellingham	
Access to Open Space	Level 1 Constraint	The site is located within 1200m of protected open space	
Access to Employment	Level 2 Constraint	There are no designated general employment areas within Great Ellingham	
Social Infrastructure	Level 2 Constraint	Improvements to the school would have to be made	
Constraint Analysis	<p>The landscape character assessment settlement fringe study has classified this site as having a moderate sensitivity to change. The site is contained on two sides by existing residential development. The western half of the site is defined as being grade 3 agricultural land, whilst the eastern half of the site is within grade 2. All land in Great Ellingham is either located within grade 2 or 3.</p> <p>The site has good access to services and facilities within Great Ellingham, including the primary school and playing field. Whilst the site is well related to a bus stop, there is limited public transport available within Great Ellingham.</p> <p>There is limited employment opportunities within Great Ellingham, however the village is well related to Attleborough.</p> <p>From analysis of surrounding sites it is assumed that localised network reinforcement may be required to the surface water network capacity.</p> <p>Great Ellingham Primary School could potentially accommodate one more classroom to be a 210 place school. Pupil catchment numbers are much lower than the number of children in the school which indicates that children do attend from outside of their catchment. An additional 50 children could be accommodated with modest investment in the school which equates to around 200 new dwellings.</p>		
Solutions to Constraints:	<p>Highways improvements may be required in order to deliver this site.</p> <p>The school would require expansion in order to bring development of this site forward.</p>		

Land Rep Reference	LP[042]015	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	147
Area	5.90	Constrained Capacit	0
Settlement	Harling		
Current Use	The site is currently in agricultural use		
Surrounding Use	The surrounding land uses for the site are predominantly agricultural. There are sporadic residential dwellings to the south and east of the site.		
Highway Access (On-Site)	Category A Constraint	Highway constraints are severe enough to prevent development of this site.	
Highway Access (Off-Site)			
Contamination	Level 1 Constraint	N/A	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale.	
Designations	None	N/A	
Landscape Impact	Level 2 Constraint	The site has a moderate sensitivity to change	
Existing Use in Operation	Level 1 Constraint	The site is currently grade 4 agricultural land	
Source Protection	Level 3 Constraint	The site is located on partially located within groundwater source protection zone 1 and partially within zone 2	
Pollutant Sources	Level 1 Constraint	N/A	
Flood Risk	Level 3 Constraint	Half of the site if located within flood zone 2. Land to the rear of the site is located	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 2 Constraint	The site is over 1200m from the nearest bus stop	
Access to Facilities	Level 3 Constraint	The site is located outside of the employment and doctors surgery buffer zones	
Access to Open Space	Level 1 Constraint	Site is within 1200m of open pace	
Access to Employment	Level 2 Constraint	There are no designated general employment areas within East Harling	
Social Infrastructure	Level 1 Constraint	Social infrastructure would be able to support development on this scale.	
Constraint Analysis	<p>The River Thet runs to the rear of the site and large parts of the site are in Flood Risk zone 2. However to the rear of the site land is in flood zone 3a and 3b.</p> <p>The site is distant from a number of the key services and facilities within Harling, including the doctors surgery, school and open space.</p> <p>The landscape character assessment settlement fringe study indicates that this site has a moderate sensitivity to change.</p> <p>From analysis of surrounding sites it is assumed that localised network reinforcement may be required to the surface water network capacity.</p> <p>East Harling Primary School (together with Old Buckenham High School) is a 210 place school serving this area which sits on a fairly large site. The school could potentially expand to up to 420 place school subject to building design etc. Around 800 dwellings could be accommodated in this scenario.</p>		
Solutions to Constraints:	<p>Highway constraints are severe enough to prevent development of this site.</p> <p>The site also lies within an area of flood zone and in an area of groundwater source protection zone 1.</p>		

Land Rep Reference	LP[044]001	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	47
Area	1.90	Constrained Capacity	38
Settlement	Hockering		
Current Use	The site comprises the farmyard and garden to Manor Farm		
Surrounding Use	To both the south and east of the site is residential development. The site is also surrounded by agricultural land.		
Highway Access (On-Site)	None	Highways improvements may be required in order to deliver this site.	
Highway Access (Off-Site)	Level 2 Constraint		
Contamination	Level 1 Constraint	N/A	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale.	
Designations	None	Manor Farm is a grade II listed farmhouse. It is also adjacent the Tithe Barn which is also grade II listed	
Landscape Impact	N/A	Landscape Impact Assessment data unavailable	
Existing Use in Operation	Level 3 Constraint	Farm yard including listed building	
Source Protection	Level 1 Constraint	Site is not in a groundwater protection zone	
Pollutant Sources	Level 1 Constraint	N/A	
Flood Risk	Level 1 Constraint	Flood zone 1	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 1 Constraint	The site has good public transport connections	
Access to Facilities	Level 2 Constraint	The site is located within 800m of the primary school. There is no Doctors surgery within Hockering	
Access to Open Space	Level 1 Constraint	The site is located within 1200m of designated open space.	
Access to Employment	Level 2 Constraint	There are no designated general employment areas in Hockering	
Social Infrastructure	Level 2 Constraint	School has very little capacity	
Constraint Analysis	<p>The site is currently occupied by Manor Farm and its associated farmyard. Manor Farm is a grade II listed building. In addition the site also adjoins the grade II listed Tithe Barn.</p> <p>The site is well related to existing services and facilities within Hockering. The village also has good public transport access.</p> <p>Hockering CE VA Primary School is a very small school on a 0.23ha site. The site is very limited and not suitable for expansion. Any additional housing in Hockering would like to result in pupils having to attend other schools in the area.</p>		
Solutions to Constraints:	<p>Highways improvements may be required in order to deliver this site.</p> <p>School capacity would have to be increased in order to facilitate development on this site.</p> <p>Furthermore, the impact upon listed buildings would have to be considered in the design process.</p>		

Land Rep Reference	LP[044]002	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	7
Area	0.28	Constrained Capacity	5
Settlement	Hockering		
Current Use			
Surrounding Use	There is residential development to the south of the site. This is in the form of semi - detached properties with their own road frontage onto Heath Road. The other surrounding land uses are agricultural.		
Highway Access (On-Site)	None	Highways improvements may be required in order to deliver this site.	
Highway Access (Off-Site)	Level 2 Constraint		
Contamination	Level 1 Constraint	N/A	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale.	
Designations	None	N/A	
Landscape Impact	N/A	Landscape Impact Assessment data unavailable	
Existing Use in Operation	Level 2 Constraint	Site is grade 2 agricultural land	
Source Protection	Level 1 Constraint	The site is not in a groundwater source protection zone	
Pollutant Sources	Level 1 Constraint	N/A	
Flood Risk	Level 1 Constraint	Flood zone 1	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 1 Constraint	The site has good public transport connections	
Access to Facilities	Level 2 Constraint	The site is located within 800m of the primary school. There is no doctors surgery within Hockering	
Access to Open Space	Level 1 Constraint	The site is closely related to Hockering playing field	
Access to Employment	Level 2 Constraint	There are no designated general employment areas in Hockering	
Social Infrastructure	Level 2 Constraint	School has very little capacity	
Constraint Analysis	<p>The site is located to the north of Hockering, however it retains a good level of access to the services and facilities within the village.</p> <p>The site is not within a groundwater source protection zone, however it is located on grade 2 agricultural land.</p> <p>The existing form and character of development in this part of Heath Road is for linear semi-detached properties.</p> <p>Hockering CE VA Primary School is a very small school on a 0.23ha site. The site is very limited and not suitable for expansion. Any additional housing in Hockering would like to result in pupils having to attend other schools in the area.</p>		
Solutions to Constraints:	<p>Highways improvements may be required in order to deliver this site.</p> <p>The school capacity would have to be considered.</p>		

Land Rep Reference	LP[044]003	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	29
Area	1.18	Constrained Capacity	20
Settlement	Hockering		
Current Use	The site is currently arable farmland.		
Surrounding Use	To the west of the site is the football club which is protected open space. To both the north and south of the site, there are residential dwellings.		
Highway Access (On-Site)	None	Highways improvements may be required in order to deliver this site.	
Highway Access (Off-Site)	Level 2 Constraint		
Contamination	Level 1 Constraint	N/A	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale.	
Designations	None	There is a TPO tree to the south eastern corner of the site.	
Landscape Impact	N/A	Landscape Impact Assessment data unavailable	
Existing Use in Operation	Level 2 Constraint	The site is grade 3 agricultural land	
Source Protection	Level 1 Constraint	The site is not in a groundwater source protection zone	
Pollutant Sources	Level 1 Constraint	N/A	
Flood Risk	Level 1 Constraint	Flood zone1	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 1 Constraint	The site has good public transport connections	
Access to Facilities	Level 2 Constraint	The site is located within 800m of the primary school. There is no doctors surgery within Hockering	
Access to Open Space	Level 1 Constraint	The site adjoins the playing field	
Access to Employment	Level 2 Constraint	There are no designated general employment areas in Hockering	
Social Infrastructure	Level 2 Constraint	School has very little capacity	
Constraint Analysis	<p>This site has received the decision to grant planning permission subject to the agreement of the section 106.</p> <p>Hockering CE VA Primary School is a very small school on a 0.23ha site. The site is very limited and not suitable for expansion. Any additional housing in Hockering would like to result in pupils having to attend other schools in the area.</p>		
Solutions to Constraints:	<p>Highways improvements may be required in order to deliver this site.</p> <p>The school capacity would have to be considered.</p>		

Land Rep Reference	LP[045]001	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	9
Area	0.38	Constrained Capacity	8
Settlement	Hockham		
Current Use	The site is currently garden land associated with Springfield House		
Surrounding Use	The site is surrounded by residential development to the north east and south. To the west is agricultural land		
Highway Access (On-Site)	None	Highways improvements may be required in order to deliver this site.	
Highway Access (Off-Site)	Level 2 Constraint		
Contamination	Level 1 Constraint	N/A	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale.	
Designations	None	N/A	
Landscape Impact	N/A	Landscape Impact Assessment data unavailable	
Existing Use in Operation	Level 1 Constraint	Site is currently garden land	
Source Protection	Level 1 Constraint	The site is not in a groundwater source protection zone	
Pollutant Sources	Level 1 Constraint	N/A	
Flood Risk	Level 1 Constraint	Flood zone 1	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 1 Constraint	Hockham has good access to public transport	
Access to Facilities	Level 2 Constraint	The site is located within 800m of the school. There is no doctors surgery within Hockham	
Access to Open Space	Level 1 Constraint	Site is located within 1200m of protected open space	
Access to Employment	Level 2 Constraint	There are no designated general employment areas in Hockham	
Social Infrastructure			
Constraint Analysis	<p>Whilst this site directly adjoins the village settlement boundary, in order to be developed additional land is needed to achieve access to the site. It is not clear whether the land needed for access is in different ownership.</p> <p>The site is well related to the existing services and facilities within Hockham, and the village also has good access to public transport to higher order settlements.</p>		
Solutions to Constraints:	Highways improvements may be required in order to deliver this site; this site will have to be developed in conjunction with adjoining sites to gain access		

Land Rep Reference	LP[045]002	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	77
Area	3.10	Constrained Capacity	62
Settlement	Hockham		
Current Use	The site is currently arable farmland		
Surrounding Use	Manor Farm farmyard is located to the north of the site. There is residential development to the east of the site and arable farmland to the west.		
Highway Access (On-Site)	None	Highways improvements may be required in order to deliver this site.	
Highway Access (Off-Site)	Level 3 Constraint		
Contamination	Level 1 Constraint	N/A	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale.	
Designations	None	N/A	
Landscape Impact	N/A	Landscape Impact Assessment data unavailable	
Existing Use in Operation	Level 1 Constraint	The site is currently grade 4 agricultural land	
Source Protection	Level 1 Constraint	The site is not in a groundwater source protection zone	
Pollutant Sources	Level 1 Constraint	N/A	
Flood Risk	Level 1 Constraint	Site is located within Flood Zone 1	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 1 Constraint	Hockham has good access to public transport	
Access to Facilities	Level 2 Constraint	The site is located within 800m of the school. There is no doctors surgery within Hockham	
Access to Open Space	Level 1 Constraint	The site is located within the 1200m buffer for access to open space	
Access to Employment	Level 2 Constraint	There are no designated general employment areas in Hockham	
Social Infrastructure			
Constraint Analysis	This site is well related to existing services and facilities within Great Hockham. In addition the site is not within a groundwater source protection zone and it is not on a designated site and although it sits on grade 4 agricultural land, this is not the most most versatile.		
Solutions to Constraints:	Highways improvements may be required in order to deliver this site.		

Land Rep Reference	LP[045]003	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	11
Area	0.47	Constrained Capacity	0
Settlement	Hockham		
Current Use	The site is currently a paddock		
Surrounding Use	<p>There are residential dwellings to the east and south south of the site. The dwellings are predominantly detached dwellings in a linear pattern. The Old Vicarge is located to the north west of the plot. This is a detached dwellings in a large plot, access to the dwellings is via a track to the wet of the site.</p> <p>To the west of the site is agricultural land.</p>		
Highway Access (On-Site)	Category A Constraint	Highway constraints are severe enough to prevent development of this site.	
Highway Access (Off-Site)	Level 3 Constraint		
Contamination	Level 1 Constraint	N/A	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale.	
Designations	None	N/A	
Landscape Impact	N/A	Landscape Impact Assessment data unavailable	
Existing Use in Operation	Level 1 Constraint	The site is currently grade 4 agricultural land	
Source Protection	Level 1 Constraint	The site is not in a groundwater source protection zone	
Pollutant Sources	Level 1 Constraint	N/A	
Flood Risk	Level 1 Constraint	The site is located within Flood Zone 1	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 1 Constraint	Hockham has good access to public transport	
Access to Facilities	Level 2 Constraint	The site is located within 800m of the school. There is no doctors surgery within Hockham	
Access to Open Space	Level 1 Constraint	The site is located within 1200m of protected open space	
Access to Employment	Level 2 Constraint	There are no designated general employment areas in Hockham	
Social Infrastructure			
Constraint Analysis	The site is located within reach of key services and facilities within Great Hockham. Furthermore, the site is not within a groundwater source protection zone, the site has no specific designations, and although the site is grade 4 agricultural land this is not of the highest quality.		
Solutions to Constraints:	Highway constraints are severe enough to prevent development of this site.		

Land Rep Reference	LP[045]004	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	29
Area	1.17	Constrained Capacity	0
Settlement	Hockham		
Current Use	The site forms the south section of a wider agricultural field.		
Surrounding Use	The site is residential development to the south and east of the site. The form and character of development in this area is for detached dwellings located with road frontage. Land to the north of the site is in agricultural use.		
Highway Access (On-Site)	Category A Constraint	Highway constraints are severe enough to prevent development of this site.	
Highway Access (Off-Site)	Level 3 Constraint		
Contamination	Level 2 Constraint	There is potential an area of filled land located to the north of the site.	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale.	
Designations	None	N/A	
Landscape Impact	Level 2 Constraint	The site forms part of a wider agricultural field and there are likely to be views into the site from Watton Road which forms the approach to the village	
Existing Use in Operation	Level 1 Constraint	The site is currently grade 4 agricultural land	
Source Protection	Level 1 Constraint	The site is not in a groundwater source protection zone	
Pollutant Sources	Level 1 Constraint	N/A	
Flood Risk	Level 1 Constraint	The site is located within Flood Zone 1	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 1 Constraint	Hockham has good access to public transport	
Access to Facilities	Level 2 Constraint	The site is located within 800m of the school. There is no doctors surgery within Hockham	
Access to Open Space	Level 1 Constraint	The site is located within 1200m of protected open space	
Access to Employment	Level 2 Constraint	There are no designated general employment areas in Hockham	
Social Infrastructure			
Constraint Analysis	<p>Although there is an area of filled land to the north of the site, this could be mitigated against if the site were to be brought forward. Views into the site from the Watton road might be impacted by the development; however, there is already development adjacent to the Watton road with further development to the south of the proposed site.</p> <p>The site is located within reach of key services and facilities within Great Hockham. Furthermore, the site is not within a groundwater source protection zone, the site has no specific designations, and although the site is grade 4 agricultural land this is not of the highest quality.</p>		
Solutions to Constraints:	Highway constraints are severe enough to prevent development of this site.		

Land Rep Reference	LP[045]005	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	33
Area	1.34	Constrained Capacity	0
Settlement	Hockham		
Current Use	The site is the southern section of a larger agricultural field.		
Surrounding Use	There is residential development to the south and west of this site. The site represents the north eastern edge of the village and is surrounded by agricultural land.		
Highway Access (On-Site)	Category A Constraint	Highway constraints are severe enough to prevent development of this site.	
Highway Access (Off-Site)	Level 3 Constraint		
Contamination	Level 1 Constraint	N/A	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale.	
Designations	None	N/A	
Landscape Impact	N/A	Landscape Impact Assessment data unavailable	
Existing Use in Operation	Level 2 Constraint	The site is located on grade 3 agricultural land	
Source Protection	Level 1 Constraint	The site is not in a groundwater source protection zone	
Pollutant Sources	Level 1 Constraint	N/A	
Flood Risk	Level 1 Constraint	The site is located within Flood Zone 1	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 1 Constraint	Hockham has good access to public transport	
Access to Facilities	Level 2 Constraint	The site is located within 800m of the school. There is no doctors surgery within Hockham	
Access to Open Space	Level 1 Constraint	The site is located within 1200m of designated protected open space	
Access to Employment	Level 2 Constraint	There are no designated general employment areas in Hockham	
Social Infrastructure			
Constraint Analysis	The site is located within reach of key services and facilities within Great Hockham. Furthermore, the site is not within a groundwater source protection zone, the site has no specific designations, and although the site is grade 3 agricultural land this is not of the highest quality.		
Solutions to Constraints:	Highway constraints are severe enough to prevent development of this site.		

Land Rep Reference	LP[045]006	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	28
Area	1.12	Constrained Capacity	0
Settlement	Hockham		
Current Use	The site is currently in agricultural use. Access to the site is via Shropham Road		
Surrounding Use	Residential development is located to the south and west of the site. The form and character of this development is detached linear development with road frontage. Land to the north of the site is arable farmland.		
Highway Access (On-Site)	Category A Constraint	Highway constraints are severe enough to prevent development of this site.	
Highway Access (Off-Site)	Level 3 Constraint		
Contamination	Level 1 Constraint	N/A	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale.	
Designations	None	Hockham conservation area runs to the south of the site	
Landscape Impact	N/A	Landscape Impact Assessment data unavailable	
Existing Use in Operation	Level 2 Constraint	The site is currently grade 4 agricultural land	
Source Protection	Level 1 Constraint	The site is not in a groundwater source protection zone	
Pollutant Sources	Level 1 Constraint	N/A	
Flood Risk	Level 1 Constraint	The site is located within flood zone 1	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 1 Constraint	Hockham has good access to public transport	
Access to Facilities	Level 2 Constraint	The site is located within 800m of the school. There is no doctors surgery within Hockham	
Access to Open Space	Level 1 Constraint	The site is located within 1200m of protected open space	
Access to Employment	Level 2 Constraint	There are no designated general employment areas in Hockham	
Social Infrastructure			
Constraint Analysis	<p>The Hockham Conservation area runs adjacent to the south of the site, which may limit the deliverability of this site coming forward.</p> <p>The site is within close proximity to the services and facilities of Hockham.</p> <p>Although the site is on grade 4 land, this is not considered to be a fundamental constraint.</p>		
Solutions to Constraints:	<p>The proximity to the conservation area would need to be considered in the design process.</p> <p>Highway constraints are severe enough to prevent development of this site.</p>		

Land Rep Reference	LP[045]007	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	72
Area	2.90	Constrained Capacity	58
Settlement	Hockham		
Current Use	The site is currently made up of 2 arable fields. There is a hedgrow separating the two fields.		
Surrounding Use	Residential development is located to the north and west of the site. Land to the south and east of the site is in agricultural use.		
Highway Access (On-Site)	None	Highways improvements may be required in order to deliver this site.	
Highway Access (Off-Site)	Level 2 Constraint		
Contamination	Level 1 Constraint	N/A	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale.	
Designations	None	The Hockham conservation area runs along the north of the site	
Landscape Impact	N/A	Landscape Impact Assessment data unavailable	
Existing Use in Operation	Level 2 Constraint	The site is located on grade 3 agricultural land	
Source Protection	Level 1 Constraint	The site is not in a groundwater source protection zone	
Pollutant Sources	Level 1 Constraint	N/A	
Flood Risk	Level 1 Constraint	The site is located within flood zone 1	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 2 Constraint	Hockham has good access to public transport	
Access to Facilities	Level 2 Constraint	The site is located within 800m of the school. There is no doctors surgery within Hockham	
Access to Open Space	Level 1 Constraint	The site is located within 200m of the playing field	
Access to Employment	Level 2 Constraint	There are no designated general employment areas within Hockham	
Social Infrastructure			
Constraint Analysis	<p>The Hockham Conservation area runs adjacent to the south of the site, which may limit the deliverability of this site coming forward.</p> <p>The site is within close proximity to the services and facilities of Hockham.</p> <p>Although the site is on grade 3 land, this is not considered to be a fundamental constraint.</p>		
Solutions to Constraints:	<p>The proximity to the conservation area would need to be considered in the design process.</p> <p>Highways improvements may be required in order to deliver this site.</p>		

Land Rep Reference	LP[045]008	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	16
Area	0.67	Constrained Capacity	14
Settlement	Hockham		
Current Use	The site is greenfield land		
Surrounding Use	There is residential development to the north, south and east of the site. To the west of the site is agricultural land		
Highway Access (On-Site)	Category A Constraint	No access	
Highway Access (Off-Site)	Level 3 Constraint		
Contamination	Level 1 Constraint	N/A	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale.	
Designations	None	N/A	
Landscape Impact	N/A	Landscape Impact Assessment data unavailable	
Existing Use in Operation	Level 1 Constraint	Greenfield land	
Source Protection	Level 1 Constraint	The site is not in a groundwater source protection zone	
Pollutant Sources	Level 1 Constraint	N/A	
Flood Risk	Level 1 Constraint	The site is located within flood zone 1	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 1 Constraint	Hockham has good access to public transport	
Access to Facilities	Level 2 Constraint	The site is located within 800m of the school. There is no doctors surgery within Hockham	
Access to Open Space	Level 2 Constraint	The site is located within the 1200m buffer of protected open space	
Access to Employment	Level 2 Constraint	There are no designated general employment areas within Hockham	
Social Infrastructure			
Constraint Analysis	The site is located within reach of key services and facilities within Great Hockham. Furthermore, the site is not within a groundwater source protection zone and while the site has no specific designations, the site is located within the 1200m buffer of protected open space.		
Solutions to Constraints:	Highways improvements may be required in order to deliver this site; there is currently no access.		

Land Rep Reference	LP[045]009	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	74
Area	2.97	Constrained Capacit	59
Settlement	Hockham		
Current Use	The site is currently arable farmland		
Surrounding Use	Great Hockham primary school is located to the south of the site. The surrounding land uses are predominantly agricultural fields. The site is located to the north of the village.		
Highway Access (On-Site)	None	Highways improvements may be required in order to deliver this site	
Highway Access (Off-Site)	Level 2 Constraint		
Contamination	Level 1 Constraint	N/A	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale.	
Designations	None	N/A	
Landscape Impact	N/A	Landscape Impact Assessment data unavailable	
Existing Use in Operation	Level 2 Constraint	The majority of the site is located on grade 3 agricultural land. Part of the site is located on grade 4 agricultural land.	
Source Protection	Level 1 Constraint	The site is not located within a groundwater source protection zone	
Pollutant Sources	Level 1 Constraint	N/A	
Flood Risk	Level 1 Constraint	The site is located within flood zone 1	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 1 Constraint	Hockham has good access to public transport	
Access to Facilities	Level 2 Constraint	The site adjoins the primary school. There is no doctors surgery within Hockham	
Access to Open Space	Level 1 Constraint	The site is located within 1200m of designated open space	
Access to Employment	Level 2 Constraint	There are no designated general employment areas within Hockham	
Social Infrastructure			
Constraint Analysis	The site is located within reach of key services and facilities within Great Hockham. Furthermore, the site is not within a groundwater source protection zone, the site has no specific designations, and although the majority of site is grade 3 agricultural land this is not of the highest quality.		
Solutions to Constraints:	Highways improvements may be required in order to deliver this site.		

Land Rep Reference	LP[045]010	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	9
Area	0.38	Constrained Capacit	0
Settlement	Hockham		
Current Use	The site is currently greenfield land associated with Manor Cottage		
Surrounding Use	There is residential dwellings to the south of the site. The form and character of the residential dwellings is detached dwellings with road frontage. Land to the north of the site is arable fields.		
Highway Access (On-Site)	Category A Constraint	Highway constraints are severe enough to prevent development of this site.	
Highway Access (Off-Site)	Level 3 Constraint		
Contamination	Level 1 Constraint	N/A	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale.	
Designations	None	N/A	
Landscape Impact	N/A	Landscape Impact Assessment data unavailable	
Existing Use in Operation	Level 1 Constraint	The site is grade 4 agricultural land	
Source Protection	Level 1 Constraint	The site is not within a groundwater source protection zone	
Pollutant Sources	Level 1 Constraint	N/A	
Flood Risk	Level 1 Constraint	The site is located within flood zone 1	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 1 Constraint	Hockham has good access to public transport	
Access to Facilities	Level 2 Constraint	The site adjoins the primary school. There is no doctors surgery within Hockham	
Access to Open Space	Level 1 Constraint	The site is located within 1200m of designated open space	
Access to Employment	Level 2 Constraint	There are no designated general employment areas within Hockham	
Social Infrastructure			
Constraint Analysis	The site is located within reach of key services and facilities within Great Hockham. Furthermore, the site is not within a groundwater source protection zone, the site has no specific designations, and although the majority of site is grade 4 agricultural land this is not of the highest quality.		
Solutions to Constraints:	Highway constraints are severe enough to prevent development of this site.		

Land Rep Reference	LP[051]001	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	5
Area	0.18	Constrained Capacity	0
Settlement	Kenninghall		
Current Use	The site incorporates Wren Cottage and its associated garden		
Surrounding Use	Land to the east and south of the site is in arable use. Residential development is located to the west of the site		
Highway Access (On-Site)	Category A Constraint	Highway constraints are severe enough to prevent development of this site.	
Highway Access (Off-Site)	Level 3 Constraint		
Contamination	Level 1 Constraint	N/A	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale.	
Designations	None	The Kenninghall conservation area is adjacent to the west of the site	
Landscape Impact	N/A	Landscape Impact Assessment data unavailable	
Existing Use in Operation	Level 1 Constraint	The site is currently garden land	
Source Protection	Level 2 Constraint	The site is located within groundwater source protection zone 2	
Pollutant Sources	Level 1 Constraint	N/A	
Flood Risk	Level 1 Constraint	The site is located within flood zone 1	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 1 Constraint	Kenninghall has good access to public transport	
Access to Facilities	Level 1 Constraint	The site is located within the 800m buffer for access to a primary school and Doctors surgery	
Access to Open Space	Level 1 Constraint	The site is located within 1200m of designated open space	
Access to Employment	Level 2 Constraint	There are no designated general employment areas within Kenninghall. However, the site is centrally located within Kenninghall with good access to the services and facilities	
Social Infrastructure	Level 1 Constraint	Social infrastructure would be able to support development on this scale.	
Constraint Analysis	<p>The local school - Kenninghall Primary School sits on a reasonable size site which could accommodate a larger school of around 210 children. This would equate to around 400 new homes.</p> <p>The site is located adjacent to the Kenninghall conservation area which might limit the deliverability of this site.</p>		
Solutions to Constraints:	Highway constraints are severe enough to prevent development of this site.		

Land Rep Reference	LP[051]003	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	15
Area	0.60	Constrained Capacity	12
Settlement	Kenninghall		
Current Use	The site is currently vacant greenfield land		
Surrounding Use	Residential development is located to the north and west of the site off Powell Close and Wood Close. A sewage pumping station is also located to the north of the site. Land to the south of the site is in agricultural use.		
Highway Access (On-Site)	None	Highways improvements may be required in order to deliver this site	
Highway Access (Off-Site)	Level 2 Constraint		
Contamination	Level 1 Constraint	N/A	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale	
Designations	None	The site is adjacent to the Kenninghall conservation area	
Landscape Impact	N/A	Landscape Impact Assessment data unavailable	
Existing Use in Operation	Level 2 Constraint	The site is currently vacant land, however it is grade 3 agricultural land	
Source Protection	Level 2 Constraint	The site is located within groundwater source protection zone 2	
Pollutant Sources	Level 2 Constraint	The site is located adjacent to the sewage treatment works	
Flood Risk	Level 1 Constraint	The site is located within flood zone 1	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 1 Constraint	Kenninghall has good access to public transport	
Access to Facilities	Level 1 Constraint	The site is located within the 800m buffer for access to a primary school and Doctors surgery	
Access to Open Space	Level 1 Constraint	The site is located within 1200m of publically accessible open space	
Access to Employment	Level 2 Constraint	There are no designated general employment areas within Kenninghall	
Social Infrastructure	Level 1 Constraint	Social infrastructure would be able to support development on this scale.	
Constraint Analysis	<p>The local school - Kenninghall Primary School sits on a reasonable size site which could accommodate a larger school of around 210 children. This would equate to around 400 new homes.</p> <p>Although the site is located within close proximity to key services and facilities, the site is located adjacent to the Kenninghall conservation area which might limit the deliverability of this site.</p>		
Solutions to Constraints:	<p>Highways improvements may be required in order to deliver this site.</p> <p>The proximity to the conservation area would have to be considered in the design process.</p>		

Land Rep Reference	LP[051]004	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	6
Area	0.25	Constrained Capacity	4
Settlement	Kenninghall		
Current Use	The site currently includes buildings and garden associated with Oxer Cottage		
Surrounding Use	Site is located on Market Place. There is linear residential development to the east and west of the site. Land to the north of the site is in agricultural use.		
Highway Access (On-Site)	None	Highways improvements may be required in order to deliver this site	
Highway Access (Off-Site)	Level 2 Constraint		
Contamination	Level 1 Constraint	N/A	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale	
Designations	None	The site is located within the Kenninghall conservation area	
Landscape Impact	N/A	Landscape Impact Assessment data unavailable	
Existing Use in Operation	Level 1 Constraint	Site is currently garden vacant garden land	
Source Protection	Level 2 Constraint	The site is located within groundwater source protection zone 2	
Pollutant Sources	Level 1 Constraint	Possible noise and air pollution from being in close proximity to the centre of Kenninghall	
Flood Risk	Level 1 Constraint	The site is in flood zone 1	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 1 Constraint	Kenninghall has good access to public transport	
Access to Facilities	Level 1 Constraint	The site is located within the 800m buffer for access to a primary school and Doctors surgery	
Access to Open Space	Level 1 Constraint	It is inside the 1200m open space buffer	
Access to Employment	Level 2 Constraint	There are no designated general employment areas within Kenninghall. However the site is centrally located and there are employment opportunities within Kenninghall.	
Social Infrastructure	Level 1 Constraint	Social infrastructure would be able to support development on this scale	
Constraint Analysis	<p>The local school - Kenninghall Primary School sits on a reasonable size site which could accommodate a larger school of around 210 children. This would equate to around 400 new homes.</p> <p>Although the site benefits from being located centrally within Kenninghall, the site is located adjacent to the Kenninghall conservation area which might limit the deliverability of this site.</p>		
Solutions to Constraints:	The site is not suitable for being developed alone due to its size and shape. However, it is possible that this site can be developed in conjunction with the adjoining site ref LP[051]005		

Land Rep Reference	LP[051]005	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	19
Area	0.77	Constrained Capacity	16
Settlement	Kenninghall		
Current Use	The site is currently agricultural land		
Surrounding Use	Allotments are located to the north of the site. To the west is agricultural land. Residential development is located to the east and south of the site. The Doctors surgery is located to the north east of the site.		
Highway Access (On-Site)	None	Highways improvements may be required in order to deliver this site	
Highway Access (Off-Site)	Level 2 Constraint		
Contamination	Level 1 Constraint	None	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale	
Designations	None	N/A	
Landscape Impact	N/A	Landscape Impact Assessment data unavailable	
Existing Use in Operation	Level 2 Constraint	Site is located within grade 3 agricultural land	
Source Protection	Level 2 Constraint	The site is located within groundwater source protection zone 2	
Pollutant Sources	Level 1 Constraint	N/A	
Flood Risk	Level 1 Constraint	Site is within flood zone 1	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 1 Constraint	Kenninghall has good access to public transport	
Access to Facilities	Level 1 Constraint	Site adjoins to the Doctors surgery. It is located within 800m of the school.	
Access to Open Space	Level 1 Constraint	Site is located within 1200m of protected open space	
Access to Employment	Level 2 Constraint	There are no designated general employment areas within Kenninghall. However the site is centrally located and there are employment opportunities within Kenninghall.	
Social Infrastructure	Level 1 Constraint	Social infrastructure would be able to support development on this scale.	
Constraint Analysis	<p>The site itself has no designations; however, is located within a groundwater source protection zone 2 and although the land is grade 3 agricultural land, this is not the highest quality.</p> <p>The site is situated within ease of access to services within Kenninghall. The local school - Kenninghall Primary School sits on a reasonable size site which could accommodate a larger school of around 210 children. This would equate to around 400 new homes.</p>		
Solutions to Constraints:	Highways improvements may be required in order to deliver this site		

Land Rep Reference	LP[054]004	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	19
Area	0.79	Constrained Capacity	0
Settlement	Litcham		
Current Use	The site is currently occupied by Lime Kiln Farm and farmyard		
Surrounding Use	Lime Kiln House and garden is located to the west of the site. The playing field is located to the south of the site. Arable farmland surrounds the site to the north and east.		
Highway Access (On-Site)	Category A Constraint	Highway constraints are severe enough to prevent development of this site.	
Highway Access (Off-Site)	Level 3 Constraint		
Contamination	Level 2 Constraint	Part of the site has historically been used for quarrying of sand & clay	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale.	
Designations	None	N/A	
Landscape Impact	N/A	Landscape Impact Assessment data unavailable	
Existing Use in Operation	Level 3 Constraint	The northern section of the site is grade 3 agricultural land. The southern section of the site is grade 2.	
Source Protection	Level 1 Constraint	There are no groundwater source protection zones within Litcham	
Pollutant Sources	Level 1 Constraint	N/A	
Flood Risk	Level 1 Constraint	Flood zone 1	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 1 Constraint	Litcham has good access to public transport	
Access to Facilities	Level 1 Constraint	The site is located within 800m of the doctors surgery and the school	
Access to Open Space	Level 1 Constraint	The site is located to the north of the playing field	
Access to Employment	Level 2 Constraint	There is limited employment opportunities within Litcham. However, Litcham is well related to Beeston which does have employment opportunities.	
Social Infrastructure	Level 1 Constraint	Social infrastructure would be able to support development on this scale.	
Constraint Analysis	<p>There may be issues of contamination, which would need to be mitigated against.</p> <p>Approximately half of the site is Grade 2 agricultural land, which is classified as being very good quality agricultural land. The remainder of the site is Grade 3 agricultural land.</p> <p>The site is located within accessible reach to the services that Litcham has to offer.</p> <p>From analysis of surrounding sites it is assumed that localised network reinforcement may be required to the surface water network capacity.</p> <p>Litcham School (incl. Primary and Secondary) site is 0.85ha and could accommodate 210 places if absolutely necessary. A review of the schools in this area is currently (June 2015) taking place to ensure that the best provision for children living there. Development of around 200-300 dwellings is possible but the outcome of the review need to be considered first.</p>		
Solutions to Constraints:	<p>Highway constraints are severe enough to prevent development of this site.</p> <p>Site not suitable at a scale that fits into the SHLAA methodology.</p>		

Land Rep Reference	LP[061]014	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	21
Area	0.87	Constrained Capacity	0
Settlement	Mattishall		
Current Use			
Surrounding Use	The site is predominantly surrounded by residential development. This is low density development, typically characterised by detached dwellings in large plots.		
Highway Access (On-Site)	Category A Constraint	Highway constraints are severe enough to prevent development of this site.	
Highway Access (Off-Site)	Level 3 Constraint		
Contamination	Level 1 Constraint	None	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale	
Designations	None	Mattishall Hall is located to the north of the site. This is grade II listed	
Landscape Impact	Level 2 Constraint	Landscape has a moderate-high sensitivity to change	
Existing Use in Operation	Level 2 Constraint	The site is grade 3 agricultural land	
Source Protection	Level 2 Constraint	The site is located within groundwater source protection zone 2	
Pollutant Sources	Level 1 Constraint	N/A	
Flood Risk	Level 1 Constraint	Flood zone 1	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 2 Constraint	The site is located over 1km from the nearest bus stop	
Access to Facilities	Level 3 Constraint	The site is located outside the 800m school and doctors surgery buffer	
Access to Open Space	Level 1 Constraint	The playing field is within 200m of the site	
Access to Employment	Level 2 Constraint	There are no designated general employment areas within Mattishall. However there are employment opportunities within the village	
Social Infrastructure	Level 1 Constraint	Social infrastructure would be able to support development on this scale.	
Constraint Analysis	<p>Mattishall Hall is located to the north of the site, impact upon which would have to be considered if this site were to be brought forward.</p> <p>The site is situated in an area of groundwater source protection zone 2 and upon grade 3 agricultural land.</p> <p>The site is relatively constrained by the distance from key facilities.</p> <p>From analysis of surrounding sites it is assumed that localised network reinforcement may be required to the surface water network capacity.</p> <p>Local schools serving this catchment are Mattishall Primary School and Dereham High Schools. The catchment pupil numbers over the next 10 years are fairly static and the primary school sits on a relatively large site for a school of this size. It is considered that this school could easily expand to a 420 place school, thus 800 dwellings could be accommodated.</p>		
Solutions to Constraints:	Highway constraints are severe enough to prevent development of this site.		

Land Rep Reference	LP[061]015	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	7
Area	0.30	Constrained Capacity	6
Settlement	Mattishall		
Current Use	The site includes buildings associated with Malthouse Farm.		
Surrounding Use	The western edge of the site is located at the cross roads of Norwich Road, Dereham Road, Church Plain and Burgh Lane. The church is adjacent the site to the west. There is residential development surrounding the site. The eastern edge of the site represents the eastern extent of the village and is agricultural land.		
Highway Access (On-Site)	None	Highways improvements may be required in order to deliver this site.	
Highway Access (Off-Site)	Level 2 Constraint		
Contamination	Level 1 Constraint	None	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale	
Designations	None	The site is located within the conservation area. It is also adjacent the grade I listed church	
Landscape Impact	Level 2 Constraint	Landscape has a moderate sensitivity to change	
Existing Use in Operation	Level 1 Constraint	Residential	
Source Protection	Level 2 Constraint	The site is within groundwater source protection zone 3	
Pollutant Sources	Level 1 Constraint	N/A	
Flood Risk	Level 1 Constraint	Flood zone 1	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 1 Constraint	Site is located within 150m of a bus stop	
Access to Facilities	Level 1 Constraint	Site within the school and doctors surgery buffer zone	
Access to Open Space	Level 1 Constraint	Site is within 1200m of the playing field	
Access to Employment	Level 2 Constraint	There are no designated general employment areas within Mattishall. However there are employment opportunities within the village	
Social Infrastructure	Level 1 Constraint	Social infrastructure would be able to support development on this scale.	
Constraint Analysis	<p>The site is located within the Mattshall conservation area, limiting the deliverability of this site. The landscape is also of moderate sensitivity to change and the site is situated within a groundwater source protection zone 3.</p> <p>The site is located within close proximity to key services and facilities, is residential in nature and has no further designations.</p> <p>From analysis of surrounding sites it is assumed that localised network reinforcement may be required to the surface water network capacity.</p> <p>Local schools serving this catchment are Mattishall Primary School and Dereham High Schools. The catchment pupil numbers over the next 10 years are fairly static and the primary school sits on a relatively large site for a school of this size. It is considered that this school could easily expand to a 420 place school, thus 800 dwellings could be accommodated.</p>		
Solutions to Constraints:	Highways improvements may be required in order to deliver this site.		

Land Rep Reference	LP[061]016	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	72
Area	2.89	Constrained Capacity	0
Settlement	Mattishall		
Current Use	Agricultural buildings and adjoining land		
Surrounding Use	Residential dwellings adjoin the site to the north and the east. Mattishall sports club adjoins the site to the south and arable land lies to the west.		
Highway Access (On-Site)	Category A Constraint	The only available access to the site is via a private drive, which is highly unsuitable for large amounts of traffic, even with improvements the driveway has poor visibility with Burgh Lane	
Highway Access (Off-Site)	Level 3 Constraint		
Contamination	Level 1 Constraint	N/A	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale	
Designations	None	N/A	
Landscape Impact	Level 3 Constraint	Moderate-High Sensitivity	
Existing Use in Operation	Level 2 Constraint	Existing Farm	
Source Protection	Level 1 Constraint	Groundwater source protection zone 2	
Pollutant Sources	Level 1 Constraint	N/A	
Flood Risk	Level 1 Constraint	Flood zone 1	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 1 Constraint	0.8km to the nearest bus stop	
Access to Facilities	Level 1 Constraint	Site is located within 800m of the school and doctors surgery buffer	
Access to Open Space	Level 1 Constraint	Site is located to the north of the playing field	
Access to Employment	Level 2 Constraint	There are no designated general employment areas within Mattishall. However there are employment opportunities within the village	
Social Infrastructure	Level 2 Constraint	Social infrastructure would require some improvements	
Constraint Analysis	<p>The site is constrained by the highways access; the private drive is not suitable for large amounts of traffic.</p> <p>Furthermore, the site is within an area of moderate-high landscape sensitivity.</p> <p>From analysis of surrounding sites it is assumed that localised network reinforcement may be required to the surface water network capacity.</p> <p>Local schools serving this catchment are Mattishall Primary School and Dereham High Schools. The catchment pupil numbers over the next 10 years are fairly static and the primary school sits on a relatively large site for a school of this size. It is considered that this school could easily expand to a 420 place school, thus 800 dwellings could be accommodated.</p>		
Solutions to Constraints:	<p>Highway constraints are severe enough to prevent development of this site.</p> <p>The site is also within an area of Moderate-High sensitivity to change</p>		

Land Rep Reference	LP[061]017	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	74
Area	2.96	Constrained Capacity	0
Settlement	Mattishall		
Current Use	The site is currently arable farmland		
Surrounding Use	Poultec training centre is located to the north of the site and arable farmland is located to the east. Mattishall Hall (a grade II listed building) is located to the east of the site. There is arable farmland and dispersed dwellings to the south of the site along Welbourne Road.		
Highway Access (On-Site)	Category A Constraint	Highway constraints are severe enough to prevent development of this site.	
Highway Access (Off-Site)	Level 3 Constraint		
Contamination	Level 1 Constraint	N/A	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale	
Designations	None	N/A	
Landscape Impact	Level 2 Constraint	Site has a moderate sensitivity to change	
Existing Use in Operation	Level 2 Constraint	Grade 3 agricultural land	
Source Protection	Level 2 Constraint	Groundwater source protection zone 2	
Pollutant Sources	Level 1 Constraint	N/A	
Flood Risk	Level 1 Constraint	Flood zone 1	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 2 Constraint	Whilst Mattishall has good access to public transport, this site is over 1km from the nearest bus stop	
Access to Facilities	Level 3 Constraint	The site is located beyond the 800m buffers for the school and doctors surgery	
Access to Open Space	Level 1 Constraint	The playing field is located to the north-west of the site	
Access to Employment	Level 2 Constraint	There are no designated general employment areas within Mattishall. However there are employment opportunities within the village	
Social Infrastructure	Level 2 Constraint	Social infrastructure would require some improvements	
Constraint Analysis	<p>The site is situated some distance from the services and facilities of Mattishall.</p> <p>The site itself is situated within an area that has a moderate sensitivity to change, is within a groundwater source protection zone 2 and is of grade 3 agricultural land.</p> <p>From analysis of surrounding sites it is assumed that localised network reinforcement may be required to the surface water network capacity.</p> <p>Local schools serving this catchment are Mattishall Primary School and Dereham High Schools. The catchment pupil numbers over the next 10 years are fairly static and the primary school sits on a relatively large site for a school of this size. It is considered that this school could easily expand to a 420 place school, thus 800 dwellings could be accommodated.</p>		
Solutions to Constraints:	<p>Highway constraints are severe enough to prevent development of this site.</p> <p>Furthermore, the site is considered to be distant from key facilities.</p>		

Land Rep Reference	LP[061]019	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	95
Area	3.80	Constrained Capacity	77
Settlement	Mattishall		
Current Use	The site is currently arable farmland		
Surrounding Use	To the north of the site on Dereham Road is linear residential development. This is characterised by relatively low density detached dwellings. To the south and west of the site is arable farmland. Rayners Farm is located to the east of the site.		
Highway Access (On-Site)	None	The 30mph speed limit would need to be extended to include the whole site. The carriageway should be widened to a uniform width of 6m. A footway should be provided along the road frontage. There should also be frontage development all along the road frontage with groups of dwellings served off private drives to create a street scene to help reduce vehicle speeds.	
Highway Access (Off-Site)	Level 3 Constraint		
Contamination	Level 1 Constraint	N/A	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale	
Designations	None	N/A	
Landscape Impact	Level 2 Constraint	Moderate-High sensitivity to change	
Existing Use in Operation	Level 2 Constraint	Grade 3 agricultural land	
Source Protection	Level 2 Constraint	Groundwater source protection zone 3	
Pollutant Sources	Level 1 Constraint	N/A	
Flood Risk	Level 1 Constraint	Flood zone 1	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 1 Constraint	The nearest bus stop is within 600m of the site	
Access to Facilities	Level 3 Constraint	The site is located more than 800m from the primary school and doctors surgery	
Access to Open Space	Level 3 Constraint	The site is located more than 1.2km from the nearest public open space	
Access to Employment	Level 2 Constraint	There are no designated general employment areas within Mattishall. However there are employment opportunities within the village	
Social Infrastructure	Level 2 Constraint	Social infrastructure would require some improvements	
Constraint Analysis	<p>The site is situated a distance from key facilities and areas of open space, is in area that is of moderate-high sensitivity to change, is agricultural grade 3 land, and is within groundwater source protection zone 3.</p> <p>Furthermore, the off-site highways access would require fundamental upgrades in order for the site to be deliverable.</p> <p>From analysis of surrounding sites it is assumed that localised network reinforcement may be required to the surface water network capacity.</p> <p>Local schools serving this catchment are Mattishall Primary School and Dereham High Schools. The catchment pupil numbers over the next 10 years are fairly static and the primary school sits on a relatively large site for a school of this size. It is considered that this school could easily expand to a 420 place school, thus 800 dwellings could be accommodated.</p>		
Solutions to Constraints:	<p>Highways improvements may be required in order to deliver this site.</p> <p>School capacity would have to be increased in order to allow for further development.</p>		

Land Rep Reference	LP[064]003	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	37
Area	1.48	Constrained Capacity	0
Settlement	Mundford		
Current Use	Undeveloped land		
Surrounding Use	The site is located to the north of Braken Rise, Cherry Tree Close and Saxons Walk, and there is residential development both to the south and east of the site. There is agricultural land to the north and west of the site.		
Highway Access (On-Site)	None	Highways improvements may be required in order to deliver this site.	
Highway Access (Off-Site)	Level 2 Constraint		
Contamination	Level 1 Constraint	None	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale	
Designations	Category A Constraint	Stone Curlew Buffer zone	
Landscape Impact	Level 3 Constraint	High sensitivity to change	
Existing Use in Operation	Level 1 Constraint	Undeveloped land	
Source Protection	Level 2 Constraint	Groundwater source protection zone 2	
Pollutant Sources	Level 3 Constraint	Possible noise/air pollution from Mundford poultry	
Flood Risk	Level 1 Constraint	Flood zone 1	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 3 Constraint	0.6km to the nearest bus stop, however Mundford has limited public transport	
Access to Facilities	Level 2 Constraint	Site is located within 800m of the primary school. There is no doctors surgery in Mundford	
Access to Open Space	Level 1 Constraint	The site is within 1200m of designated open space	
Access to Employment	Level 3 Constraint	There are limited job opportunities within Mundford	
Social Infrastructure	Level 1 Constraint	Social infrastructure would be able to support development on this scale.	
Constraint Analysis	<p>The site is situated within a Stone Curlew Buffer Zone and is of a high landscape sensitivity.</p> <p>Furthermore, Mundford does not provide adequate facilities or public transport links.</p> <p>Mundford CE Primary Academy sits on a relatively large site for a school of this size. With additional housing this school could easily expand to a 210 place school and maybe even larger. At least 250 new dwellings could be accommodated.</p>		
Solutions to Constraints:	The constraints of being in a Stone Curlew Buffer Zone and is of a high landscape sensitivity are not likely to be overcome.		

Land Rep Reference	LP[065]009	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	25
Area	1.00	Constrained Capacity	20
Settlement	Narborough		
Current Use	The site is currently part of a larger arable field		
Surrounding Use	To the north of the site is the community centre and village hall. To the south, east and west of the site is agricultural land.		
Highway Access (On-Site)	None	Highways improvements may be required in order to deliver this site	
Highway Access (Off-Site)	Level 2 Constraint		
Contamination	Level 1 Constraint	N/A	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale	
Designations	None	N/A	
Landscape Impact	Level 2 Constraint	Moderate sensitivity to change	
Existing Use in Operation	Level 2 Constraint	Grade 3 agricultural land	
Source Protection	Level 1 Constraint	Site is not within a groundwater source protection zone	
Pollutant Sources	Level 1 Constraint	N/A	
Flood Risk	Level 1 Constraint	Flood zone 1	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 2 Constraint	The nearest bus stop is within 700m of the site	
Access to Facilities	Level 2 Constraint	The site is within 800m of the primary school. The doctors surgery is approximately 1.3km away	
Access to Open Space	Level 1 Constraint	The site is located to the south of the playing field	
Access to Employment	Level 2 Constraint	There is no designated general employment area within Narborough. However, there are employment opportunities within the parish.	
Social Infrastructure	Level 1 Constraint	Social infrastructure would be able to support development on this scale.	
Constraint Analysis	<p>The site is situated within easy access to key facilities and services within Narborough.</p> <p>The site is situated within an area of moderate landscape sensitivity and grade 3 agricultural land; however, does not have any designations, is not within a groundwater source protection zone and is not in an area of flooding.</p> <p>From analysis of surrounding sites it is assumed that localised network reinforcement may be required to the surface water network capacity.</p> <p>Narborough CE VC Primary School loses a few of its catchment children to other schools and it sits on a fairly small site but could take a small amount of additional children. To be on the cautious side, no more than 200 houses would be acceptable.</p>		
Solutions to Constraints:	<p>Site is being put forward for retail development in the call for sites process. This will need to be assessed under the wider site selection process.</p> <p>Highways improvements may be required in order to deliver this site</p>		

Land Rep Reference	LP[065]010	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	21
Area	0.86	Constrained Capacity	0
Settlement	Narborough		
Current Use	The site is currently agricultural land		
Surrounding Use	To the east of the site is residential development. The allotments are located to the south of the site, and there is agricultural development to the north and west.		
Highway Access (On-Site)	Category A Constraint	Highway constraints are severe enough to prevent development of this site.	
Highway Access (Off-Site)	Level 3 Constraint		
Contamination	Level 2 Constraint	There is a dismantled railway to the east of the site	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale	
Designations	None	N/A	
Landscape Impact	Level 2 Constraint	Moderate sensitivity to change	
Existing Use in Operation	Level 2 Constraint	Site is grade 3 agricultural land	
Source Protection	Level 1 Constraint	The site is not within a groundwater source protection zone	
Pollutant Sources	Level 2 Constraint	The site is less than 400m from the water recycling centre	
Flood Risk	Level 1 Constraint	Flood zone 1	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 1 Constraint	Site is within 500m of a bus stop	
Access to Facilities	Level 1 Constraint	The site is located within 800m of both the doctors surgery and the primary school.	
Access to Open Space	Level 1 Constraint	Site is within 800m of the playing field	
Access to Employment	Level 2 Constraint	There is no designated general employment area within Narborough. However, there are employment opportunities within the parish.	
Social Infrastructure	Level 1 Constraint	Social infrastructure would be able to support development on this scale.	
Constraint Analysis	<p>The site is located within close proximity to the key services and facilities within Narborough.</p> <p>The site is within a flood zone 1, is of grade 3 agricultural land and is of moderate sensitivity to change.</p> <p>From analysis of surrounding sites it is assumed that localised network reinforcement may be required to the surface water network capacity.</p> <p>Narborough CE VC Primary School loses a few of its catchment children to other schools and it sits on a fairly small site but could take a small amount of additional children. To be on the cautious side, no more than 200 houses would be acceptable.</p>		
Solutions to Constraints:	Highway constraints are severe enough to prevent development of this site.		

Land Rep Reference	LP[067]007	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	36
Area	1.47	Constrained Capacity	29
Settlement	Necton		
Current Use	The site includes the residential dwelling Pentes and its associated garden		
Surrounding Use	Residential development adjoins the site to the north and west. There are arable fields to the south of the site.		
Highway Access (On-Site)	None	Highways improvements may be required in order to deliver this site	
Highway Access (Off-Site)	Level 2 Constraint		
Contamination	Level 1 Constraint	N/A	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale	
Designations	None	N/A	
Landscape Impact	Level 2 Constraint	Moderate-High sensitivity to change	
Existing Use in Operation	Level 2 Constraint	Residential dwelling	
Source Protection	Level 2 Constraint	Site is located within groundwater source protection zone 3	
Pollutant Sources	Level 1 Constraint	N/A	
Flood Risk	Level 2 Constraint	There is an area of flood zone 2 land within the site	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 1 Constraint	Nearest bus stop	
Access to Facilities	Level 1 Constraint	Site is within 800m of the school and doctors surgery	
Access to Open Space	Level 2 Constraint	Site is 1km from the playing field	
Access to Employment	Level 2 Constraint	There is no designated general employment area within Necton. However, there are employment opportunities within the parish.	
Social Infrastructure	Level 1 Constraint	Social infrastructure would be able to support development on this scale.	
Constraint Analysis	<p>The site is located within close proximity to the key services and facilities within Narborough.</p> <p>Although the site is of moderate-high landscape sensitivity there is currently residential development to the north and the west of the site.</p> <p>The site is within flood zone 2 and within a groundwater source protection zone 3.</p> <p>From analysis of surrounding sites it is assumed that localised network reinforcement may be required to the surface water network capacity.</p> <p>Necton VA Primary School site is large and with agreement from the Diocese and could be expanded to 420 places. This would allow an additional 800 homes in the area.</p>		
Solutions to Constraints:	<p>Highways improvements may be required in order to deliver this site.</p> <p>The site is within an area that is moderate-high sensitivity to change and would need to be mitigated against in the design process.</p>		

Land Rep Reference	LP[074]009	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	5
Area	0.18	Constrained Capacity	0
Settlement	Old Buckenham		
Current Use	Half of the site is agricultural land and the other half is currently a residential dwelling.		
Surrounding Use	The area to the north of the site is agricultural land with residential development to the south, west and the east.		
Highway Access (On-Site)	Category A Constraint	Highway constraints are severe enough to prevent development of this site.	
Highway Access (Off-Site)	Level 3 Constraint		
Contamination	Level 1 Constraint	N/A	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale	
Designations	None	N/A	
Landscape Impact	Level 3 Constraint	Landscape has a high sensitivity to change.	
Existing Use in Operation	Level 2 Constraint	Dwelling and agricultural land grade 3.	
Source Protection	Level 1 Constraint	Site is not within an area of groundwater source protection.	
Pollutant Sources	Level 2 Constraint	Possible noise/air pollution from Fen Street	
Flood Risk	Level 1 Constraint	Flood zone 1	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 3 Constraint	Approximately 1.2km to the nearest bus stop, which provides a limited services.	
Access to Facilities	Level 3 Constraint	Site is further than 800m from a doctors surgery and school.	
Access to Open Space	Level 3 Constraint	Site is situated 800m to the nearest public open space.	
Access to Employment	Level 2 Constraint	There are no designated general employment areas within Old Buckenham. The village is within close proximity to Attleborough which has good employment opportunities.	
Social Infrastructure	Level 2 Constraint	The school is currently under pressure, but a development of this size would not have demonstrable impacts upon social infrastructure.	
Constraint Analysis	<p>The site is situated within an area that has a high sensitivity to change and is partially grade 3 agricultural land.</p> <p>The site lies just outside the existing settlement boundary, but is some distance from key services and facilities.</p> <p>From analysis of surrounding sites it is assumed that localised network reinforcement may be required to the surface water network capacity.</p> <p>Old Buckenham pulls children in from out of their catchment area so the school is showing as full and under pressure. An initial investigation indicates that the school could be expanded on its current site with capital investment and around 800 homes could be considered.</p>		
Solutions to Constraints:	<p>Highway constraints are severe enough to prevent development of this site.</p> <p>Furthermore, the site is situated distant key facilities and public transport in an area that is of high sensitivity to change.</p>		

Land Rep Reference	LP[074]010	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	12
Area	0.48	Constrained Capacity	0
Settlement	Old Buckenham		
Current Use	Undeveloped Land		
Surrounding Use	Residential development is located to the south and east of the site. To the north and west of the site. The residential development is character used by linear detached dwellings.		
Highway Access (On-Site)	Category A Constraint	Highway constraints are severe enough to prevent development of this site.	
Highway Access (Off-Site)	Level 3 Constraint		
Contamination	Level 1 Constraint	N/A	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale	
Designations	None	N/A	
Landscape Impact	Level 3 Constraint	Landscape has a high sensitivity to change. It represents one of the few gaps in the street scene along Fen Street	
Existing Use in Operation	Level 1 Constraint	Undeveloped land	
Source Protection	Level 1 Constraint	Site is not located within a groundwater source protection zone	
Pollutant Sources	Level 2 Constraint	Possible noise/air pollution from Fen Street	
Flood Risk	Level 1 Constraint	Flood zone 1	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 2 Constraint	Site is 1km from nearest bus stop	
Access to Facilities	Level 3 Constraint	Site is further than 800m from a doctors surgery and school	
Access to Open Space	Level 2 Constraint	Majority of site is just beyond the 1200m open space buffer	
Access to Employment	Level 2 Constraint	There are no designated general employment areas within Old buckenham. The village is within close proximity of Attleborough which has good employment opportunities.	
Social Infrastructure	Level 1 Constraint	Social infrastructure would be able to support development on this scale.	
Constraint Analysis	<p>The site is distant from the facilities within Old Buckenham.</p> <p>The site is within an area of high landscape sensitivity and represents one of the few gaps in the street scene.</p> <p>The site is situated within a flood zone 1 and is not located within a groundwater source protection zone.</p> <p>From analysis of surrounding sites it is assumed that localised network reinforcement may be required to the surface water network capacity.</p> <p>Old Buckenham pulls children in from out of their catchment area so the school is showing as full and under pressure. An initial investigation indicates that the school could be expanded on its current site with capital investment and around 800 homes could be considered.</p>		
Solutions to Constraints:	<p>Highway constraints are severe enough to prevent development of this site.</p> <p>Furthermore, the site is situated distant key facilities and public transport in an area that is of high sensitivity to change.</p>		

Land Rep Reference	LP[074]011	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	6
Area	0.26	Constrained Capacity	0
Settlement	Old Buckenham		
Current Use	Undeveloped Land		
Surrounding Use	Residential development is located to the east of the site.		
Highway Access (On-Site)	Category A Constraint	Highway constraints are severe enough to prevent development of this site.	
Highway Access (Off-Site)	Level 3 Constraint		
Contamination	Level 1 Constraint	N/A	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale	
Designations	None	N/A	
Landscape Impact	Level 3 Constraint	Landscape has a high sensitivity to change.	
Existing Use in Operation	Level 1 Constraint	Undeveloped land	
Source Protection	Level 1 Constraint	Site is not within a groundwater source protection zone 1	
Pollutant Sources	Level 2 Constraint	Possible noise/air pollution from Fen Street	
Flood Risk	Level 1 Constraint	Flood zone 1	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 2 Constraint	Site is 1km from nearest bus stop	
Access to Facilities	Level 3 Constraint	Site is further than 800m from a doctors surgery and school	
Access to Open Space	Level 3 Constraint	Site is further than 1.23km from the nearest public open space	
Access to Employment	Level 2 Constraint	There are no designated general employment areas within Old Buckenham. The village is within close proximity of Attleborough which has good employment opportunities.	
Social Infrastructure	Level 1 Constraint	Social infrastructure would be able to support development on this scale.	
Constraint Analysis	<p>The site is situated within an area of high landscape sensitivity and represents one of the few gaps in the street scene.</p> <p>The site is also distant from the services and facilities provided in Old Buckenham.</p> <p>The site is within a zone 1 flood zone and within a zone 1 groundwater source protection zone.</p> <p>From analysis of surrounding sites it is assumed that localised network reinforcement may be required to the surface water network capacity.</p> <p>Old Buckenham pulls children in from out of their catchment area so the school is showing as full and under pressure. An initial investigation indicates that the school could be expanded on its current site with capital investment and around 800 homes could be considered.</p>		
Solutions to Constraints:	Highway constraints are severe enough to prevent development of this site.		

Land Rep Reference	LP[074]012	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	9
Area	0.38	Constrained Capacity	0
Settlement	Old Buckenham		
Current Use	The site is the garden to West View Farm		
Surrounding Use	Residential development adjoins the site to the south and west of the site. To the east of the site is arable farmland.		
Highway Access (On-Site)	Category A Constraint	Highway constraints are severe enough to prevent development of this site.	
Highway Access (Off-Site)	Level 3 Constraint		
Contamination	Level 1 Constraint	N/A	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale	
Designations	None	West View Farmhouse is a grade II listed building and directly adjoins the site to the west. The site is also in close proximity to the grade I listed All Saints Church	
Landscape Impact	Level 3 Constraint	Landscape has a high sensitivity to change	
Existing Use in Operation	Level 3 Constraint	Garden to the listed West View Farmhouse	
Source Protection	Level 1 Constraint	Site is not within a groundwater source protection zone	
Pollutant Sources	Level 2 Constraint	Possible noise/air pollution from Fen Street	
Flood Risk	Level 1 Constraint	Flood zone 1	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 1 Constraint	Site is relatively centrally located within Old Buckenham and is in close proximity to the bus stops	
Access to Facilities	Level 2 Constraint	Site is within 800m of the primary and high school. There is no Doctors surgeyr within Old Buckenham	
Access to Open Space	Level 1 Constraint	Site is in close proximity to the children's play area	
Access to Employment	Level 2 Constraint	There are no designated general employment areas within Old Buckenham. The village is within close proximity of Attleborough which has good employment opportunities.	
Social Infrastructure	Level 1 Constraint	Social infrastructure would be able to support development on this scale.	
Constraint Analysis	<p>The site is adjacent to the West View Farmhouse, a grade II listed building, and within close proximity to All Saints Church, a grade I listed building. The site itself acts as the garden to the grade II listed building and is of a high sensitivity to change.</p> <p>The site is within close proximity to the services and facilities offered by Old Buckenham.</p> <p>From analysis of surrounding sites it is assumed that localised network reinforcement may be required to the surface water network capacity.</p> <p>Old Buckenham pulls children in from out of their catchment area so the school is showing as full and under pressure. An initial investigation indicates that the school could be expanded on its current site with capital investment and around 800 homes could be considered.</p>		
Solutions to Constraints:	<p>Highway constraints are severe enough to prevent development of this site.</p> <p>The impact upon the listed buildings is also something that would have to be taken into consideration during the design process.</p>		

Land Rep Reference	LP[074]013	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	4
Area	0.16	Constrained Capacit	0
Settlement	Old Buckenham		
Current Use	Garden use for adjacent residential development.		
Surrounding Use	Further gardens to the north and south with agricultural land to the west and residential development to the east.		
Highway Access (On-Site)	Category A Constraint	Highway constraints are severe enough to prevent development of this site.	
Highway Access (Off-Site)	Level 3 Constraint		
Contamination	Level 1 Constraint	N/A	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale	
Designations	None	N/A	
Landscape Impact	Level 3 Constraint	Landscape has a high sensitivity to change	
Existing Use in Operation	Level 1 Constraint	Garden - Grade 3 land	
Source Protection	Level 2 Constraint	The site lies within zone 3 flood zone	
Pollutant Sources	Level 2 Constraint	Possible noise/air pollution from Fen Street	
Flood Risk	Level 2 Constraint	The access to the site lies within a grade 2 flood zone, the site itself does not	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 3 Constraint	1.1km to the nearest bus stop within Old Buckenham	
Access to Facilities	Level 3 Constraint	The site is outside the 800m school buffer and there is no doctor surgery in Old Buckenham	
Access to Open Space	Level 2 Constraint	0.5km to the nearest public open space	
Access to Employment	Level 2 Constraint	There are no designated general employment areas within Old Buckenham. The village is within close proximity of Attleborough which has good employment opportunities.	
Social Infrastructure	Level 2 Constraint	The school is currently under pressure, but a development of this size would not have demonstrable impacts upon social infrastructure.	
Constraint Analysis	<p>The site is situated within an area of high sensitivity to change and is of grade 3 agricultural land, albeit the land is currently being used for agricultural purposes.</p> <p>The biggest constraint to the site would be the distance of the development from the services and public transport within Old Buckenham.</p> <p>From analysis of surrounding sites it is assumed that localised network reinforcement may be required to the surface water network capacity.</p> <p>Old Buckenham pulls children in from out of their catchment area so the school is showing as full and under pressure. An initial investigation indicates that the school could be expanded on its current site with capital investment and around 800 homes could be considered.</p>		
Solutions to Constraints:	<p>Highway constraints are severe enough to prevent development of this site.</p> <p>The site is distant from facilities and public transport, which is something that can not be overcome.</p>		

Land Rep Reference	LP[082]012	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	335
Area	13.41	Constrained Capacity	100
Settlement	Saham Toney		
Current Use	Agricultural land		
Surrounding Use	Site is centrally located within Saham Toney with access onto both Pound Hill and Richmond Road. The site wraps around Parkers Close and the Primary School which are located to the west of the site. To the south of the site is Saham Mere, which is protected open space and a county wildlife site. There is agricultural land to the east and north of the site.		
Highway Access (On-Site)	None	Highways improvements may be required in order to deliver this site	
Highway Access (Off-Site)	Level 2 Constraint		
Contamination	Level 1 Constraint	N/A	
Utilities	Level 2 Constraint	May require localised network reinforcement	
Designations	None	None on site. A County Wildlife Site is located to the south of the site	
Landscape Impact	Level 3 Constraint	Landscape has a high sensitivity to change.	
Existing Use in Operation	Level 2 Constraint	Site is grade 3 agricultural land	
Source Protection	Level 1 Constraint	Site is not within a groundwater source protection zone	
Pollutant Sources	Level 1 Constraint	N/A	
Flood Risk	Level 1 Constraint	Flood zone 1	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 1 Constraint	Site is within close proximity to the nearest bus stop	
Access to Facilities	Level 2 Constraint	Site adjoins the primary school. There is no Doctors surgery within Saham Toney.	
Access to Open Space	Level 1 Constraint	Site is well related to the playing field.	
Access to Employment	Level 2 Constraint	There are no designated general employment areas within Saham Toney. The village is in close proximity to Watton.	
Social Infrastructure	Level 3 Constraint	Would require capital investment to Parkers CE VC Primary school	
Constraint Analysis	<p>The site itself is within close proximity to the services and facilities offered by Saham Toney.</p> <p>Although there are no designations on site, the land to the south of the site is Saham Mere, a CWS, which development may have a significant impact upon.</p> <p>The site is located upon grade 3 agricultural land and is within flood zone 1.</p> <p>From analysis of surrounding sites it is assumed that localised network reinforcement may be required to the surface water network capacity.</p> <p>Catchment numbers are quite low for Parkers CE VC Primary School but it pulls children from out of their area. This school could take a school of up to 210 places so housing around the 400 number could be considered with capital investment.</p>		
Solutions to Constraints:	<p>Highways improvements may be required in order to deliver this site.</p> <p>Quantum of development will have to be reduced to minimise negative impacts.</p> <p>The landscape is of high sensitivity to change and is within close proximity to a county wildlife site.</p> <p>A site of this size would require significant expansion to the primary school capacity.</p>		

Land Rep Reference	LP[082]013	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	54
Area	2.18	Constrained Capacit	0
Settlement	Saham Toney		
Current Use	Agricultural land		
Surrounding Use	Residential development is located to the south and east of the site. Agricultural land is located to the west and north of the site.		
Highway Access (On-Site)	Category A Constraint	Highway constraints are severe enough to prevent development of this site.	
Highway Access (Off-Site)	Level 3 Constraint		
Contamination	Level 1 Constraint	N/A	
Utilities	Level 1 Constraint		
Designations	None	N/A	
Landscape Impact	Level 3 Constraint	Landscape has a high sensitivity to change	
Existing Use in Operation	Level 2 Constraint	Site is grade 3 agricultural land	
Source Protection	Level 1 Constraint	Site is not within a groundwater source protection zone	
Pollutant Sources	Level 1 Constraint	N/A	
Flood Risk	Level 1 Constraint	Flood zone 1	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 2 Constraint	Nearest bus stop is 1km away	
Access to Facilities	Level 3 Constraint	Site is more than 1.2km from the primary school. There is no Doctors surgery within Saham Toney	
Access to Open Space	Level 1 Constraint	Site is within 1.2km of protected open space	
Access to Employment	Level 2 Constraint	There are no designated general employment areas within Saham Toney. The village is in close proximity to Watton.	
Social Infrastructure	Level 2 Constraint	Would require capital investment to Parkers CE VC Primary school	
Constraint Analysis	<p>This site is located within an area of high landscape impact sensitivity and although there is residential development to the south and the east of the site the site extends quite far from the settlement boundary across grade 3 agricultural land.</p> <p>As a result of the location outside of the boundary, the site is also distant from ket services and facilities within Saham Toney.</p> <p>From analysis of surrounding sites it is assumed that localised network reinforcement may be required to the surface water network capacity.</p> <p>Catchment numbers are quite low for Parkers CE VC Primary School but it pulls children from out of their area. This school could take a school of up to 210 places so housing around the 400 number could be considered with capital investment.</p>		
Solutions to Constraints:	Highway constraints are severe enough to prevent development of this site.		

Land Rep Reference	LP[082]014	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	22
Area	0.88	Constrained Capacity	0
Settlement	Saham Toney		
Current Use	Site includes old piggery buildings and agricultural land		
Surrounding Use	Residential development adjoins the site to the north and west. There is a caravan park located to the east of the site. There is agricultural land to the south of the site.		
Highway Access (On-Site)	Category A Constraint	Ploughboy Lane is a single track carriageway of restricted width. It is an unclassified road and highways have previously recommended refusal for the development of the site	
Highway Access (Off-Site)	Level 3 Constraint		
Contamination	Level 1 Constraint	N/A	
Utilities	Level 1 Constraint		
Designations	None	N/A	
Landscape Impact	Level 3 Constraint	Landscape has a high sensitivity to change	
Existing Use in Operation	Level 2 Constraint	Site is grade 3 agricultural land	
Source Protection	Level 1 Constraint	The site is not within a groundwater source protection zone	
Pollutant Sources	Level 1 Constraint	N/A	
Flood Risk	Level 1 Constraint	Flood zone 1	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 3 Constraint	Nearest bus stop is more than 2km from the site	
Access to Facilities	Level 3 Constraint	Site is 1.8km from the primary school. There is no doctors surgery within Saham Toney	
Access to Open Space	Level 3 Constraint	Site is further than 1.2km from open space	
Access to Employment	Level 2 Constraint	There are no designated general employment areas within Saham Toney.	
Social Infrastructure	Level 2 Constraint	Would require capital investment to Parkers CE VC Primary school	
Constraint Analysis	<p>Norfolk County Council have previously commented - Ploughboy lane is described as an unclassified road serving the site is considered to be inadequate to serve the development proposed, by reason of its poor alignment and restricted width. The proposal, if permitted, would be likely to give rise to conditions detrimental to highway safety.</p> <p>From analysis of surrounding sites it is assumed that localised network reinforcement may be required to the surface water network capacity.</p> <p>Catchment numbers are quite low for Parkers CE VC Primary School but it pulls children from out of their area. This school could take a school of up to 210 places so housing around the 400 number could be considered with capital investment.</p>		
Solutions to Constraints:	It is not considered that the highways constraints on the site can be overcome, therefore it is recommended that this site is excluded from the study.		

Land Rep Reference	LP[082]015	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	25
Area	1.00	Constrained Capacity	0
Settlement	Saham Toney		
Current Use	Undeveloped land		
Surrounding Use	Residential development is located to the east and south of the site. To the west and north of the site is agricultural land.		
Highway Access (On-Site)	Category A Constraint	There is currently inadequate visibility at the junction between Coburg Lane and Hills Road.	
Highway Access (Off-Site)	Level 3 Constraint		
Contamination	Level 2 Constraint	There is a small area of filled land on site	
Utilities	Level 1 Constraint		
Designations	None	N/A	
Landscape Impact	Level 3 Constraint	Landscape has a high sensitivity to change	
Existing Use in Operation	Level 2 Constraint	The site is currently grade 3 agricultural land	
Source Protection	Level 1 Constraint	Site is not within a groundwater source protection zone	
Pollutant Sources	Level 1 Constraint	N/A	
Flood Risk	Level 1 Constraint	Flood zone 1	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 3 Constraint	Site is nearly 2km from the nearest bus stop	
Access to Facilities	Level 3 Constraint	Site is 1.6km from the primary school and there is no doctors surgery within Saham Toney	
Access to Open Space	Level 3 Constraint	Site is further than 1.2km from protected open space	
Access to Employment	Level 2 Constraint	There are no designated general employment areas within Saham Toney.	
Social Infrastructure	Level 2 Constraint	Would require capital investment to Parkers CE VC Primary school	
Constraint Analysis	<p>Norfolk County Council have previously recommended refusal of a planning application on this site due to highways issues, particularly the ability to achieve safe visibility at the junction of Coburg Lane and Hills Road.</p> <p>The site itself is distant to key public services and facilities. Furthermore, the site lies within an area that has a high sensitivity to change.</p> <p>From analysis of surrounding sites it is assumed that localised network reinforcement may be required to the surface water network capacity.</p> <p>Catchment numbers are quite low for Parkers CE VC Primary School but it pulls children from out of their area. This school could take a school of up to 210 places so housing around the 400 number could be considered with capital investment.</p>		
Solutions to Constraints:	It is not considered that the highways constraints on the site can be overcome, therefore it is recommended that this site is excluded from the study.		

Land Rep Reference	LP[082]016	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	20
Area	0.82	Constrained Capacity	0
Settlement	Saham Toney		
Current Use	Undeveloped land		
Surrounding Use	This site is surrounded by residential development		
Highway Access (On-Site)	Category A Constraint	There is currently inadequate visibility at the junction between Coburg Lane and Hills Road.	
Highway Access (Off-Site)	Level 3 Constraint		
Contamination	Level 1 Constraint	N/A	
Utilities	Level 1 Constraint		
Designations	None	N/A	
Landscape Impact	Level 3 Constraint	Landscape has a high sensitivity to change	
Existing Use in Operation	Level 2 Constraint	The site is currently grade 3 agricultural land	
Source Protection	Level 1 Constraint	Site is not within a groundwater source protection zone	
Pollutant Sources	Level 1 Constraint	N/A	
Flood Risk	Level 1 Constraint	Flood zone 1	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 3 Constraint	Site is nearly 2km from the nearest bus stop	
Access to Facilities	Level 3 Constraint	Site is 1.6km from the primary school and there is no doctors surgery within Saham Toney	
Access to Open Space	Level 3 Constraint	Site is further than 1.2km from protected open space	
Access to Employment	Level 2 Constraint	There are no designated general employment areas within Saham Toney.	
Social Infrastructure	Level 2 Constraint	Would require capital investment to Parkers CE VC Primary school	
Constraint Analysis	<p>Norfolk County Council have previously recommended refusal of a planning application on this site due to highways issues, particularly the ability to achieve safe visibility at the junction of Coburg Lane and Hills Road.</p> <p>The site itself is within an area that is distant from key facilities and services that Saham Toney has to offer. Furthermore, the site is situated within an area that, in terms of landscape, is highly sensitive to change.</p> <p>From analysis of surrounding sites it is assumed that localised network reinforcement may be required to the surface water network capacity.</p> <p>Catchment numbers are quite low for Parkers CE VC Primary School but it pulls children from out of their area. This school could take a school of up to 210 places so housing around the 400 number could be considered with capital investment.</p>		
Solutions to Constraints:	It is not considered that the highways constraints on the site can be overcome, therefore it is recommended that this site is excluded from the study.		

Land Rep Reference	LP[083]003	Source/Typology	Market Town Extension
SHLAA Ref		Unconstrained Capacity	311
Area	10.37	Constrained Capacity	0
Settlement	Scarning		
Current Use	Agricultural Land		
Surrounding Use	Residential development is located to the south of the site, Scarning primary school is also located to the south of the site. The site is surrounded by agricultural land to the east, west and the north.		
Highway Access (On-Site)	Category A Constraint	Highway constraints are severe enough to prevent development of this site.	
Highway Access (Off-Site)	Level 3 Constraint		
Contamination	Level 2 Constraint	There is an area of filled ground within the site	
Utilities	Level 2 Constraint	utilities would require some improvement.	
Designations	None	N/A	
Landscape Impact	Level 2 Constraint	Landscape has a moderate-high sensitivity to change	
Existing Use in Operation	Level 2 Constraint	Site is grade 3 agricultural land	
Source Protection	Level 2 Constraint	Part of the site is located within groundwater source protection zone 2	
Pollutant Sources	Level 1 Constraint	N/A	
Flood Risk	Level 2 Constraint	The River Wensum is located to the rear of the site	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 1 Constraint	Site is well related to the nearest bus stop and Dereham has good public transport	
Access to Facilities	Level 2 Constraint	Site adjoins the primary school. The site is more than 800m from a doctors surgery	
Access to Open Space	Level 2 Constraint	Part of the site is within 1.2km of outdoor sports	
Access to Employment	Level 2 Constraint	Site is just beyond the 800m employment buffer	
Social Infrastructure	Level 2 Constraint	Social Infrastructure would require some improvement.	
Constraint Analysis	<p>The site is located within reasonable distance from key services and facilities within Scarning.</p> <p>Utilities are constrained in Dereham but those constraints are not likely to effect development on the scale possible on this site in isolation.</p> <p>There is an area of contamination on the site and there is also a level of flood risk to the north of the site as the River Wensum runs through. The site is also situated within an area of groundwater source protection zone 2.</p> <p>From analysis of surrounding sites it is assumed that localised network reinforcement may be required to the surface water network capacity.</p> <p>There are 3 infant schools feeding into one junior school serving Dereham Town. There is scope for limited growth but current allocations and permissions would take these schools to a sensible size. Any further growth beyond existing permissions and allocations would require either a new school or consideration of re-organisation of the existing schools.</p> <p>Dereham is served by two High Schools and a separate 6th form centre. Both the High Schools are on sites which are around the right size for the current numbers. The 6th form centre is under a lot of pressure for places and options are being considered for expansion. With good master planning it is possible that both High Schools could be expanded on their current sites but if any large scale growth in the Town is planned, school expansion would have to be considered.</p>		
Solutions to Constraints:	Highway constraints are severe enough to prevent development of this site.		

Land Rep Reference	LP[083]004	Source/Typology	Market Town Extension
SHLAA Ref		Unconstrained Capacity	308
Area	10.27	Constrained Capacity	0
Settlement	Scarning		
Current Use	Site comprises 3 agricultural fields		
Surrounding Use	Residential development adjoins the site to the south of Dereham Road. This is relatively dense estate style development. To the north, east and west of the site there is agricultural land and also low density single detached dwellings in large plots		
Highway Access (On-Site)	Category A Constraint	Highway constraints are severe enough to prevent development of this site.	
Highway Access (Off-Site)	Level 3 Constraint		
Contamination	Level 2 Constraint	None on site, area of landfill adjoins the site to the south east	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale	
Designations	None	N/A	
Landscape Impact	Level 2 Constraint	Landscape has a moderate-high sensitivity to change	
Existing Use in Operation	Level 2 Constraint	Grade 3 agricultural land	
Source Protection	Level 1 Constraint	Site is not within a groundwater source protection zone	
Pollutant Sources	Level 2 Constraint	Traffic along Dereham Road	
Flood Risk	Level 1 Constraint	Flood zone 1	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 1 Constraint	Number 20 bus runs from Wendling to Dereham down Dereham Road, Scarning 4 times per day. 1Km walk to Dereham Town Centre for buses to Norwich.	
Access to Facilities	Level 2 Constraint	Site is within 800m of school, but more than 800m from the doctors surgery. Site is 0.5km to the nearest shop.	
Access to Open Space	Level 1 Constraint	Adjoins allotment gardens	
Access to Employment	Level 1 Constraint	Closest employment site to the SE (1.65km), Dereham Town Center 1km, Access to A47: Access to Swaffham/Norwich	
Social Infrastructure	Level 2 Constraint	Social infrastructure would require some improvement.	
Constraint Analysis	<p>The site is located within reasonable distance from key services and facilities within Scarning.</p> <p>The site is located within an area of grade 3 agricultural land, partially within flood zone 1, and is within an area that is moderate-high sensitivity to change.</p> <p>The site would require improved off-site highways access and the pollutant source from Dereham Road would have to be mitigated against.</p> <p>From analysis of surrounding sites it is assumed that localised network reinforcement may be required to the surface water network capacity.</p> <p>There are 3 infant schools feeding into one junior school serving Dereham Town. There is scope for limited growth but current allocations and permissions would take these schools to a sensible size. Any further growth beyond existing permissions and allocations would require either a new school or consideration of re-organisation of the existing schools.</p> <p>Dereham is served by two High Schools and a separate 6th form centre. Both the High Schools are on sites which are around the right size for the current numbers. The 6th form centre is under a lot of pressure for places and options are being considered for expansion. With good master planning it is possible that both High Schools could be expanded on their current sites but if any large scale growth in the Town is planned, school expansion would have to be considered.</p>		
Solutions to Constraints:	Highway constraints are severe enough to prevent development of this site.		

<i>Land Rep Reference</i>	LP[083]005	<i>Source/Typology</i>	
<i>SHLAA Ref</i>		<i>Unconstrained Capacity</i>	30
<i>Area</i>	1.01	<i>Constrained Capacit</i>	0
<i>Settlement</i>	Scarning		
<i>Current Use</i>	Agricultural land		
<i>Surrounding Use</i>	To the east of the site is residential development. To the south and west of the site is agricultural land.		
<i>Highway Access (On-Site)</i>	Category A Constraint	Highway constraints are severe enough to prevent development of this site.	
<i>Highway Access (Off-Site)</i>	Level 3 Constraint		
<i>Contamination</i>	Level 1 Constraint	N/A	
<i>Utilities</i>	Level 1 Constraint	Utilities would be able to support development on this scale	
<i>Designations</i>	None	N/A	
<i>Landscape Impact</i>	Level 2 Constraint	Landscape has a moderate-high sensitivity to change	
<i>Existing Use in Operation</i>	Level 2 Constraint	Grade 3 agricultural land	
<i>Source Protection</i>	Level 1 Constraint	Site is not within a groundwater source protection zone	
<i>Pollutant Sources</i>	Level 2 Constraint	Traffic along Dereham Road	
<i>Flood Risk</i>	Level 1 Constraint	Flood zone 1	
<i>Designated Employment Site</i>	Level 1 Constraint	N/A	
<i>Access to Public Transport</i>	Level 1 Constraint	Nearest bus stop is within 200m of the site	
<i>Access to Facilities</i>	Level 2 Constraint	Site is less than 300m from the priamry school. It is outside the employment buffer	
<i>Access to Open Space</i>	Level 1 Constraint	Site is well related to open space	
<i>Access to Employment</i>	Level 1 Constraint	Closest employment site to the SE, Dereham Town Center 1km, Access to A47: Access to Swaffham/Norwich	
<i>Social Infrastructure</i>	Level 1 Constraint	Social infrastructure would be able to support development on this scale	
<i>Constraint Analysis</i>	<p>The site is well located to access the services nearby. The site is not within a designated area and is not within a groundwater source protection zone.</p> <p>Utilities are constrained in Dereham but those constraints are not likely to effect development on the scale possible on this site in isolation.</p> <p>However, the site is a landscape that is clasified as having a moderate-high landscape impact.</p> <p>From analysis of surrounding sites it is assumed that localised network reinforcement may be required to the surface water network capacity.</p> <p>There are 3 infant schools feeding into one junior school serving Dereham Town. There is scope for limited growth but current allocations and permissions would take these schools to a sensible size. Any further growth beyond existing permissions and allocations would require either a new school or consideration of re-organisation of the existing schools.</p> <p>Dereham is served by two High Schools and a separate 6th form centre. Both the High Schools are on sites which are around the right size for the current numbers. The 6th form centre is under a lot of pressure for places and options are being considered for expansion. With good master planning it is possible that both High Schools could be expanded on their current sites but if any large scale growth in the Town is planned, school expansion would have to be considered.</p>		
<i>Solutions to Constraints:</i>	Highway constraints are severe enough to prevent development of this site.		

Land Rep Reference	LP[092]001	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	8
Area	0.35	Constrained Capacity	0
Settlement	Sporle		
Current Use	Undeveloped land		
Surrounding Use	Residential development adjoins the site to the north, west and south. To the east of the site is agricultural land.		
Highway Access (On-Site)	Category A Constraint	Highway constraints are severe enough to prevent development of this site.	
Highway Access (Off-Site)	Level 3 Constraint		
Contamination	Level 2 Constraint	Site was a former poultry farm so there is potential contamination	
Utilities	Level 1 Constraint	Utilities would be able to support development of this scale	
Designations	None	N/A	
Landscape Impact	N/A	Landscape Impact Unknown	
Existing Use in Operation	Level 1 Constraint	Vacant land	
Source Protection	Level 1 Constraint	Site is not within a groundwater source protection zone	
Pollutant Sources	Level 1 Constraint	N/A	
Flood Risk	Level 1 Constraint	Flood zone 1	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 1 Constraint	Sporle has good public transport access	
Access to Facilities	Level 3 Constraint	Site is further than 800m from the primary school. There is no doctors surgery in Sporle.	
Access to Open Space	Level 2 Constraint	Site is within 1.2km of public open space	
Access to Employment	Level 2 Constraint	There are no general employment areas in Sporle. Sporle is well related to Swaffham	
Social Infrastructure	Level 1 Constraint	The school has capacity to expand and the impact of a development of this size would not have a demonstrable impact.	
Constraint Analysis	<p>There is a potential source of contamination from the prior use of the site.</p> <p>The site itself is vacant land that is not within a groundwater source protection zone and has no designations.</p> <p>However, the site is a distance from the key facilities of Sporle.</p> <p>Sporle CE VC Primary School sits on a reasonable sized site and a desktop exercise indicates that the site could possibly accommodate a larger school of up to 210 children. This would equate to around 400-500 new homes.</p>		
Solutions to Constraints:	<p>Access not likely to be resolved; Highway constraints are severe enough to prevent development of this site.</p> <p>The site is also distant from key services and facilities.</p>		

Land Rep Reference	LP[092]002	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	3
Area	0.11	Constrained Capacity	2
Settlement	Sporle		
Current Use	Undeveloped land		
Surrounding Use	Residential development to the north, south and east of the site. Agricultural land lies to the west of the site.		
Highway Access (On-Site)	None	Highways improvements may be required in order to deliver this site	
Highway Access (Off-Site)	Level 2 Constraint		
Contamination	Level 1 Constraint	N/A	
Utilities	Level 1 Constraint	Utilities would be able to support development of this scale	
Designations	None	N/A	
Landscape Impact	N/A	Landscape Impact Unkown	
Existing Use in Operation	Level 2 Constraint	Undeveloped land of grade 3 quality	
Source Protection	Level 1 Constraint	Site is not within a groundwater source protection zone	
Pollutant Sources	Level 1 Constraint	N/A	
Flood Risk	Level 1 Constraint	Flood zone 1	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 1 Constraint	Sporle has good public transport access	
Access to Facilities	Level 2 Constraint	Site is situated within the 800m school buffer, but there is no doctor within Sporle	
Access to Open Space	Level 1 Constraint	0.2km to the nearest public open space	
Access to Employment	Level 2 Constraint	There are no general employment areas in Sporle. Sporle is well related to Swaffham	
Social Infrastructure	Level 1 Constraint	The school has capacity to expand and the impact of a development of this size would not have a demonstrable impact.	
Constraint Analysis	<p>The site itself is undeveloped land of grade 3 quality and is located just outside the Sporle settlement boundary. As a result, the site is within reach of the facilities and public transport links that Sporle has to offer.</p> <p>Sporle CE VC Primary School sits on a reasonable sized site and a desktop exercise indicates that the site could possibly accommodate a larger school of up to 210 children. This would equate to around 400-500 new homes.</p>		
Solutions to Constraints:	The site is considered to be deliverable, however is deemed to be too small to be considered in the local plan.		

Land Rep Reference	LP[097]015	Source/Typology	Market Town Extension
SHLAA Ref		Unconstrained Capacity	553
Area	18.45	Constrained Capacity	442
Settlement	Swaffham		
Current Use	Agricultural land		
Surrounding Use	The A47 borders the site to the north. The site is predominantly surrounded agricultural land.		
Highway Access (On-Site)	None	Access is via Sporle Road. It is unclear how the southern section of the site would be accessed. Long Lane which is a public right of way. Significant improvements are likely to be required to achieve safe access to the site	
Highway Access (Off-Site)	Level 3 Constraint		
Contamination	Level 2 Constraint	A dismantled railway runs to the south-west of the site	
Utilities	Level 3 Constraint	Utilities would require significant improvements	
Designations	None	N/A	
Landscape Impact	Level 2 Constraint	Landscape has a moderate to moderate-high sensitivity to change	
Existing Use in Operation	Level 3 Constraint	Grade 2/3 agricultural land	
Source Protection	Level 2 Constraint	Groundwater source protection zone 2	
Pollutant Sources	Level 2 Constraint	Site borders the A47 which is likely to create noise pollution	
Flood Risk	Level 1 Constraint	Flood zone 1	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 2 Constraint	0.75km to the nearest bus stop	
Access to Facilities	Level 2 Constraint	Site is more than 800m from school provision. Part of the site is within 800m of a doctors surgery.	
Access to Open Space	Level 1 Constraint	Site is within 1.2km of protected open space	
Access to Employment	Level 2 Constraint	Part of site is within 800m of a designated employment area.	
Social Infrastructure	Level 2 Constraint	Social infrastructure would require upgrades in order to facilitate this development	
Constraint Analysis	<p>The greatest constraint to the deliverability of this site is the Off-site highways access, which would require significant improvements. A further constraint would be the potential noise and air pollution from the A47, which borders the site.</p> <p>The site is of moderate to moderate-high sensitivity to change and is grade 2/3 agricultural land, which is of very good quality. The site is also within a flood zone 1.</p> <p>From analysis of surrounding sites it is assumed that localised network reinforcement may be required to the surface water network capacity. With a development of this size it may also have an impact upon Foul Sewerage Network capacity, which would have to be mitigated against in order to deliver this site.</p> <p>Children's Services are working with local schools on the existing planned development around 650 homes. The High School in the Town is the Nicholas Hamond Academy. This school sits on a site that is large enough to accommodate a much larger school and the school as it currently stands has plenty of space capacity. However, as the school is an Academy, any expansion plans would need their approval, based upon which large scale growth could be accommodated.</p>		
Solutions to Constraints:	<p>Highways improvements may be required in order to deliver this site. Highways would also need to be considered alongside LP[097]006, 008, 010, 012, 013 and 015 to access the cumulative impacts of development.</p> <p>The site would also require significant improvements to utilities.</p> <p>The site is also located within an area of moderate-high sensitivity to change and is within an area of grade 2/3 agricultural land.</p> <p>Furthermore, school capacity would require expansion in order to facilitate the development of this site.</p>		

Land Rep Reference	LP[097]016	Source/Typology	Market Town Extension
SHLAA Ref		Unconstrained Capacity	72
Area	2.07	Constrained Capacity	0
Settlement	Swaffham		
Current Use	Site is protected open space		
Surrounding Use	Residential development is located to the north and east of the site. There is protected open space to the south and west of the site.		
Highway Access (On-Site)	Category A Constraint	Highway constraints are severe enough to prevent development of this site.	
Highway Access (Off-Site)	Level 3 Constraint		
Contamination	Level 1 Constraint	N/A	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale	
Designations	None	Protected open space	
Landscape Impact	Level 2 Constraint	Landscape has a moderate-high sensitivity to change	
Existing Use in Operation	Level 3 Constraint	Protected open space	
Source Protection	Level 2 Constraint	Site is within groundwater source protection zone 3	
Pollutant Sources	Level 1 Constraint	N/A	
Flood Risk	Level 1 Constraint	Flood zone 1	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 1 Constraint	Site is close to the town centre and there is good access to public transport in Swaffham	
Access to Facilities	Level 1 Constraint	Site is within 200m of the town centre. It is within 800m of schools and doctors surgeries.	
Access to Open Space	Level 1 Constraint	Site adjacent to open space	
Access to Employment	Level 1 Constraint	Site is within 200m of the town centre.	
Social Infrastructure	Level 1 Constraint	Social infrastructure would be able to support development on this scale.	
Constraint Analysis	<p>The site is within an area of protected open space.</p> <p>The site itself is within close proximity to key services and facilities that Swaffham has to offer. The site, however, contains areas of zone 1 flood risk, groundwater source protection zone 3 and is an area of moderate-high landscape sensitivity.</p> <p>From analysis of surrounding sites it is believed that this site may require enhancement to treatment. Localised network reinforcement may be required to accommodate FW.</p> <p>Children's Services are working with local schools on the existing planned development around 650 homes. The High School in the Town is the Nicholas Hamond Academy. This school sits on a site that is large enough to accommodate a much larger school and the school as it currently stands has plenty of space capacity. However, as the school is an Academy, any expansion plans would need their approval, based upon which large scale growth could be accommodated.</p>		
Solutions to Constraints:	<p>Highway constraints are severe enough to prevent development of this site.</p> <p>The site is currently designated open space.</p>		

Land Rep Reference	LP[098]009	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	92
Area	3.69	Constrained Capacity	74
Settlement	Swanton Morley		
Current Use	Agricultural Land		
Surrounding Use	Land to the west of the site is in residential use. This is characterised by detached properties with road frontage. Land to the west and south of the site is arable farmland.		
Highway Access (On-Site)	None	Highways improvements may be required in order to deliver this site	
Highway Access (Off-Site)	Level 2 Constraint		
Contamination	Level 3 Constraint	Environmental Health records show part of the site was previously used for quarrying of sand and clay	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale	
Designations	None	N/A	
Landscape Impact	Level 2 Constraint	Landscape has a moderate to moderate-high sensitivity to change	
Existing Use in Operation	Level 2 Constraint	Site is grade 3 agricultural land	
Source Protection	Level 1 Constraint	Site is not within a groundwater source protection zone	
Pollutant Sources	Level 1 Constraint	N/A	
Flood Risk	Level 1 Constraint	Flood zone 1	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 1 Constraint	Site is well related to public transport facilities	
Access to Facilities	Level 2 Constraint	Site is located within 800m of the primary school. It is outside the doctors surgery buffer	
Access to Open Space	Level 1 Constraint	A childrens play area is located to the south of the site.	
Access to Employment	Level 2 Constraint	There are no designated employment areas within Swanton Morley. The village has good access to Dereham	
Social Infrastructure	Level 1 Constraint	Social infrastructure would be able to support development on this scale.	
Constraint Analysis	<p>The site was previously used for the quarrying of sand and clay, therefore any development on site would need to mitigate against possible contamination.</p> <p>The site is of moderate-high landscape sensitivity, contains areas of Flood Zone 1 and is grade 3 agricultural land.</p> <p>The site is located within close proximity to the key services and facilities that are provided for by Swanton Morley.</p> <p>From analysis of surrounding sites it is assumed that localised network reinforcement may be required to the surface water network capacity.</p> <p>Swanton Morley Primary School has a capacity of 210 places with two mobile classrooms on site but school buildings have scope to take a higher number. A building project to increase this school to 315 places is being planned with the school to able forces families relocated from Germany to be able to access the school. Pupil numbers are being monitored. The school sits on a very large site so does have scope to expand certainly to a 420 place school initially. Taking forecasts into account at least 800 new homes in the area could be considered with capital investment in the school.</p>		
Solutions to Constraints:	<p>Highways improvements may be required in order to deliver this site.</p> <p>The biggest constraint in terms of this site would be the previous use of the land and the possible contamination that would need to be addressed in order for development to occur.</p>		

Land Rep Reference	LP[098]010	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	11
Area	0.47	Constrained Capacity	8
Settlement	Swanton Morley		
Current Use	Undeveloped land		
Surrounding Use	The land to the south of the site is a cemetery. There is residential development to the north and west of the site. This is terraced development. To the east of the site there are larger detached properties.		
Highway Access (On-Site)		Highways improvements may be required in order to deliver this site	
Highway Access (Off-Site)	Level 3 Constraint		
Contamination	Level 1 Constraint	N/A	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale	
Designations	None	N/A	
Landscape Impact	Level 2 Constraint	Landscape has a moderate sensitivity to change	
Existing Use in Operation	Level 1 Constraint	Vacant land	
Source Protection	Level 1 Constraint	Site is not within a groundwater source protection zone	
Pollutant Sources	Level 1 Constraint	N/A	
Flood Risk	Level 1 Constraint	Flood zone 1	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 1 Constraint	Nearest bus stop is within 400m of the site	
Access to Facilities	Level 2 Constraint	Site is well related to the primary school. The site is beyond 800m of the doctors surgery.	
Access to Open Space	Level 1 Constraint	Site is located within 1200m of designated open space	
Access to Employment	Level 2 Constraint	There are no designated employment areas within Swanton Morley. The village has good access to Dereham	
Social Infrastructure	Level 1 Constraint	Social infrastructure would be able to support development on this scale.	
Constraint Analysis	<p>The biggest constraint to the delivery of this site is the off-site access via Hoe Road East, which is a single track road. Considerable highways improvements would have to be in order for this site to be delivered.</p> <p>The landscape is classified as being moderate sensitivity to change and is within flood zone 1 and not within a groundwater source protection zone.</p> <p>The site is currently vacant land, which is located within close proximity to the key services and facilities that are provided for by Swanton Morley.</p> <p>From analysis of surrounding sites it is assumed that localised network reinforcement may be required to the surface water network capacity.</p> <p>Swanton Morley Primary School has a capacity of 210 places with two mobile classrooms on site but school buildings have scope to take a higher number. A building project to increase this school to 315 places is being planned with the school to able forces families relocated from Germany to be able to access the school. Pupil numbers are being monitored. The school sits on a very large site so does have scope to expand certainly to a 420 place school initially. Taking forecasts into account at least 800 new homes in the area could be considered with capital investment in the school.</p>		
Solutions to Constraints:	Highways improvements may be required in order to deliver this site.		

Land Rep Reference	LP[098]011	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	3
Area	0.12	Constrained Capacity	3
Settlement	Swanton Morley		
Current Use	Currently part of the cemetery related to the old rectory.		
Surrounding Use	Residential development to the north of the site with agricultural land to the south and the west. The old rectory stands to the east of the site.		
Highway Access (On-Site)	None	Highways improvements may be required in order to deliver this site	
Highway Access (Off-Site)	Level 3 Constraint		
Contamination	Level 2 Constraint	Former military land and therefore may have an issue with contamination	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale	
Designations	None	Designated public open space	
Landscape Impact	Level 2 Constraint	Landscape has a moderate sensitivity to change	
Existing Use in Operation	Level 3 Constraint	Cemetery - designated open space	
Source Protection	Level 1 Constraint	Site is not within a groundwater source protection zone	
Pollutant Sources	Level 1 Constraint	N/A	
Flood Risk	Level 1 Constraint	Zone 1 flood risk	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 1 Constraint	Nearest bus stop is within 400m of the site	
Access to Facilities	Level 2 Constraint	The site is within the 800m school buffer, but outside of the doctor buffer	
Access to Open Space	Level 1 Constraint	The site adjoins designated public open space	
Access to Employment	Level 2 Constraint	There are no designated employment areas within Swanton Morley. The village has good access to Dereham	
Social Infrastructure	Level 1 Constraint	Social infrastructure would be able to support development on this scale.	
Constraint Analysis	<p>The biggest constraint to the delivery of this site is the off-site access via Hoe Road East, which is a single track road. Considerable highways improvements would have to be in order for this site to be delivered.</p> <p>The landscape is classified as being moderate sensitivity to change and is within flood zone 1 and not within a groundwater source protection zone.</p> <p>Although the site is located within close proximity to the key services and facilities that are provided for by Swanton Morley, the site itself is currently designated amenity green space.</p>		
Solutions to Constraints:	<p>Highways improvements may be required in order to deliver this site</p> <p>The site is also designated public open space, which would have to be considered in the design process.</p>		

Land Rep Reference	LP[098]014	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	92
Area	3.69	Constrained Capacity	74
Settlement	Swanton Morley		
Current Use	Arable farmland		
Surrounding Use	Swanton Morley primary school adjoins the site to the west at Mann's Lane. There is agricultural land to the north, east and west of the site. The village hall and playing field is located to the south east of the site.		
Highway Access (On-Site)	None	Highways improvements may be required in order to deliver this site	
Highway Access (Off-Site)	Level 3 Constraint		
Contamination	Level 1 Constraint	N/A	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale	
Designations	None	N/A	
Landscape Impact	Level 2 Constraint	Landscape has a moderate sensitivity to change	
Existing Use in Operation	Level 2 Constraint	Grade 3 agricultural land	
Source Protection	Level 1 Constraint	Site is not within a groundwater source protection zone	
Pollutant Sources	Level 1 Constraint	N/A	
Flood Risk	Level 1 Constraint	Flood zone 1	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 1 Constraint	Bus stops are located within 600m of the site	
Access to Facilities	Level 2 Constraint	Site is adjacent to the primary school. Site is further than 800m from the doctors surgery	
Access to Open Space	Level 1 Constraint	Site is well related to playing field	
Access to Employment	Level 2 Constraint	There are no designated employment areas within Swanton Morley. The village has good access to Dereham	
Social Infrastructure	Level 1 Constraint	Social infrastructure would be able to support development on this scale.	
Constraint Analysis	<p>The site is of grade 3 agricultural land and is of moderate landscape sensitivity.</p> <p>The site is not within an area of groundwater source protection and is located within close proximity to key services and facilities that can be found in Swanton Morley.</p> <p>From analysis of surrounding sites it is believed that this site may require enhancement to treatment. Localised network reinforcement may be required to accommodate FW.</p> <p>Swanton Morley Primary School has a capacity of 210 places with two mobile classrooms on site but school buildings have scope to take a higher number. A building project to increase this school to 315 places is being planned with the school to able forces families relocated from Germany to be able to access the school. Pupil numbers are being monitored. The school sits on a very large site so does have scope to expand certainly to a 420 place school initially. Taking forecasts into account at least 800 new homes in the area could be considered with capital investment in the school.</p>		
Solutions to Constraints:	<p>Highways improvements may be required in order to deliver this site.</p> <p>Localised network reinforcement may be required to accommodate FW.</p>		

Land Rep Reference	LP[104]011	Source/Typology	Market Town Extension
SHLAA Ref		Unconstrained Capacity	36
Area	1.04	Constrained Capacity	0
Settlement	Watton		
Current Use	Undeveloped greenfield land - associated with Rokeles Hall		
Surrounding Use	Residential development is located to the north of the site on Watton Green. Land to the south of the site has also been put forward for consideration within the Local Plan. Residential development is also located to the south of the site. Rokeles Hall is located to the east of the site. This is grade II listed.		
Highway Access (On-Site)	Category A Constraint	Highway constraints are severe enough to prevent development of this site.	
Highway Access (Off-Site)	Level 3 Constraint		
Contamination	Level 1 Constraint	N/A	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale	
Designations	None	N/A	
Landscape Impact	Level 2 Constraint	Landscape has a moderate-high sensitivity to change	
Existing Use in Operation	Level 2 Constraint	Land associated with Rokeles Hall	
Source Protection	Level 2 Constraint	Groundwater source protection zone 2	
Pollutant Sources	Level 1 Constraint	N/A	
Flood Risk	Level 1 Constraint	Flood zone 1	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 1 Constraint	Watton has good public transport access	
Access to Facilities	Level 3 Constraint	Site is further than 800m from both the school and doctors surgery	
Access to Open Space	Level 1 Constraint	Site is within 1200m of designated open space	
Access to Employment	Level 1 Constraint	Nearest general employment area is within 200m of the site	
Social Infrastructure	Level 1 Constraint	Social infrastructure would be able to support development on this scale.	
Constraint Analysis	<p>Although the site is located with a moderate-high landscape sensitivity area and is within a groundwater source protection zone 2, the site has no further designations.</p> <p>The biggest constraint to the site would be the distance of the site from key facilities such as school and doctors surgery.</p> <p>From analysis of surrounding sites it is assumed that localised network reinforcement may be required to the surface water network capacity.</p> <p>The infant schools have raised their admission number this year to accommodate growth in the area and a modular building has been installed on the site. Currently not all of the infant school cohorts transfer to the Junior School but as other local schools continue to fill it would be prudent to assume that they will in the future. Both schools sits on sites that could allow for expansion to the schools but the Junior school is an Academy so any expansion plans would need their approval. Options are being considered for Watton and Carbrooke for the future but with both schools experiencing pressure at their Reception years, any further housing in either Watton or Carbrooke would cause further pressure for the area and a longer term solution would have to be considered.</p> <p>Wayland Academy serves Watton Town and the surrounding villages. The school sits on a fairly large site which could accommodate a larger school. The school currently has some spare places but the school is an academy so any planned expansion must be agreed along with the school.</p>		
Solutions to Constraints:	<p>Highway constraints are severe enough to prevent development of this site.</p> <p>The site is also distant from facilities and within an area of moderate-high landscape sensitivity.</p>		

Land Rep Reference	LP[104]012	Source/Typology	Market Town Extension
SHLAA Ref		Unconstrained Capacity	305
Area	8.73	Constrained Capacity	244
Settlement	Watton		
Current Use	Site is currently occupied by Watton sports centre		
Surrounding Use	Residential development is located to the south and east of the site. Land to the north and west of the site is agricultural land.		
Highway Access (On-Site)	None	Highways improvements may be required in order to deliver this site	
Highway Access (Off-Site)	Level 3 Constraint		
Contamination	Level 1 Constraint	N/A	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale.	
Designations	None	Protected open space	
Landscape Impact	Level 2 Constraint	Landscape has a moderate - high sensitivity to change	
Existing Use in Operation	Level 3 Constraint	Sports centre and playing fields	
Source Protection	Level 2 Constraint	Groundwater source protection zone 3	
Pollutant Sources	Level 1 Constraint	N/A	
Flood Risk	Level 1 Constraint	Flood zone 1	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 1 Constraint	Watton has good public transport access	
Access to Facilities	Level 1 Constraint	Site is within 800m of the doctors surgery. Majority of site is within 800m of school provision	
Access to Open Space	Level 3 Constraint	If developed this would lead to a significant loss of open space in Watton	
Access to Employment	Level 1 Constraint	Site is well related to the town centre and general employment area	
Social Infrastructure	Level 2 Constraint	Social infrastructure would require significant improvements.	
Constraint Analysis	<p>The site is currently occupied by Watton Sports Centre. This is the main sports centre in the town and is protected open space.</p> <p>From analysis of surrounding sites it is assumed that Localised network reinforcements may be required in order to improve the Surface Water Network capacity.</p> <p>The infant schools have raised their admission number this year to accommodate growth in the area and a modular building has been installed on the site. Currently not all of the infant school cohorts transfer to the Junior School but as other local schools continue to fill it would be prudent to assume that they will in the future. Both schools sit on sites that could allow for expansion to the schools but the Junior school is an Academy so any expansion plans would need their approval. Options are being considered for Watton and Carbrooke for the future but with both schools experiencing pressure at their Reception years, any further housing in either Watton or Carbrooke would cause further pressure for the area and a longer term solution would have to be considered.</p> <p>Wayland Academy serves Watton Town and the surrounding villages. The school sits on a fairly large site which could accommodate a larger school. The school currently has some spare places but the school is an academy so any planned expansion must be agreed along with the school.</p> <p>Waste water discharge consent is limited in the Watton area, however this will not have a significant effect at the level of development possible on this site.</p>		
Solutions to Constraints:	<p>Highways improvements may be required in order to deliver this site.</p> <p>Development of site would see a significant loss of open space provision within Watton. Development of the site could only occur if the same or better provision of open space was made within the town which was equally accessible. It is not considered that this is possible therefore it is recommended that this site is excluded from the study at this stage unless absolutely necessary.</p>		

Land Rep Reference	LP[104]015	Source/Typology	Market Town Extension
SHLAA Ref		Unconstrained Capacity	97
Area	2.78	Constrained Capacity	78
Settlement	Watton		
Current Use	Vacant greenfield & grade 3 agriculture on the northern part		
Surrounding Use	The site is bounded by Norwich Road to the South; new residential development to the west of the site whilst Breckland Business Park is to the east of the site; to the north is undeveloped green field leading to the countryside.		
Highway Access (On-Site)	None	Highways improvements may be required in order to deliver this site	
Highway Access (Off-Site)	Level 2 Constraint		
Contamination	Level 1 Constraint	N/A	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale.	
Designations	None	N/A	
Landscape Impact	Level 3 Constraint	Moderate-High landscape sensitivity	
Existing Use in Operation	Level 1 Constraint	vacant greenfield site	
Source Protection	Level 3 Constraint	Source Protection Zone 1	
Pollutant Sources	Level 2 Constraint	Part of site former petrol filling station; northern part of the site historic sewage work	
Flood Risk	Level 1 Constraint	Flood zone 1	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 1 Constraint	Watton is well linked by Public Transport	
Access to Facilities	Level 2 Constraint	Outside 800m buffer to school, doctor surgery, town centre,	
Access to Open Space	Level 1 Constraint	open space within 1.2 km	
Access to Employment	Level 1 Constraint	Adjacent to employment area	
Social Infrastructure	Level 1 Constraint	Social infrastructure would be able to support development on this scale.	
Constraint Analysis	<p>There are no designations on this site, however the biggest constraint is that the site is within a groundwater source protection zone 1.</p> <p>There is also potential pollutant sources from the former petrol filling station and the historic sewage works, which would need to be mitigated against.</p> <p>The site is within close proximity to the key services and facilities of Watton.</p> <p>From analysis of surrounding sites it is assumed that localised network reinforcement may be required to the surface water network capacity.</p> <p>The infant schools have raised their admission number this year to accommodate growth in the area and a modular building has been installed on the site. Currently not all of the infant school cohorts transfer to the Junior School but as other local schools continue to fill it would be prudent to assume that they will in the future. Both schools sits on sites that could allow for expansion to the schools but the Junior school is an Academy so any expansion plans would need their approval. Options are being considered for Watton and Carbrooke for the future but with both schools experiencing pressure at their Reception years, any further housing in either Watton or Carbrooke would cause further pressure for the area and a longer term solution would have to be considered.</p> <p>Wayland Academy serves Watton Town and the surrounding villages. The school sits on a fairly large site which could accommodate a larger school. The school currently has some spare places but the school is an academy so any planned expansion must be agreed along with the school.</p>		
Solutions to Constraints:	<p>Highways improvements may be required in order to deliver this site.</p> <p>The site is within an area that is of moderate-high landscape sensitivity and this would have to be taken into consideration during the design process.</p>		

Land Rep Reference	LP[107]002	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	110
Area	4.38	Constrained Capacity	88
Settlement	Weeting		
Current Use	The site is currently arable land (grade 4) with a range of existing agricultural / industrial buildings		
Surrounding Use	The site is located to the north of Weeting, with residential development to the south. To the west of the site is an area of Breckland SPA, north of the site is further arable farmland, which also stretches round to the north east. To the east of the site is residential development.		
Highway Access (On-Site)	Category A Constraint	The site suffers from access constraints, with no frontage onto a site that can provide safe access.	
Highway Access (Off-Site)	Level 3 Constraint		
Contamination	Level 1 Constraint	N/A	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale.	
Designations	Category A Constraint	The site lies within the Stone Curlew buffer (SPA)	
Landscape Impact	Level 3 Constraint	Moderate-High landscape sensitivity	
Existing Use in Operation	Level 1 Constraint	The site is currently arable land (grade 4) with a range of existing agricultural / industrial buildings.	
Source Protection	Level 1 Constraint	N/A	
Pollutant Sources	Level 1 Constraint	N/A	
Flood Risk	Level 1 Constraint	N/A	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 2 Constraint	0.4km to the nearest bus stop - >2km to the train station	
Access to Facilities	Level 2 Constraint	0.5km to the nearest shop / Just outside the school buffer/ Outside doctor buffer	
Access to Open Space	Level 1 Constraint	0.36km to the nearest open space	
Access to Employment	Level 1 Constraint	The site lies just outside the Weeting settlement boundary	
Social Infrastructure	Level 1 Constraint	Social infrastructure would be able to support development on this scale.	
Constraint Analysis	<p>The site suffers from access constraints, with no frontage onto a site that can provide safe access. The application for 35 dwellings does not provide further access to the site with allotments to the north of this site restricting the expansion of the development to the north.</p> <p>The site has access to the local bus stop (0.4km), however the buses in Weeting are very limited. The site is >2km from the train station, which provides a much more frequent service to Cambridge and Norwich.</p> <p>The site is in a high sensitivity landscape character area.</p> <p>The site is within 1500m of Breckland SPA, which are designated habitat for Stone Curlews, a protected species. Development within this area would have an adverse impact on the SPA and is restricted.</p> <p>From analysis of surrounding sites it is assumed that localised network reinforcement may be required to the surface water network capacity.</p> <p>Weeting Primary School site lends itself to a 210 place (1FE) school and would only need one additional classroom to do this. School could then potentially take an additional 50 children which equates to around 190 new homes.</p>		
Solutions to Constraints:	<p>Due to the proximity of development to the Breckland SPA, landscape impact and highway constraints the site is undeliverable.</p> <p>Highway constraints may be able to be mitigated by securing a second point of access. However, at present the impacts on landscape and the SPA cannot currently be resolved other than by not developing the land.</p>		

Land Rep Reference	LP[107]003	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	2313
Area	92.50	Constrained Capacity	0
Settlement	Weeting		
Current Use	forestry / angriculture (grade 4)		
Surrounding Use	surrounded by forest/ Special Protection Area		
Highway Access (On-Site)	Category A Constraint	Highway constraints are severe enough to prevent development of this site.	
Highway Access (Off-Site)	Level 3 Constraint		
Contamination	Level 1 Constraint	N/A	
Utilities	Level 3 Constraint	Utilities would require significant improvements.	
Designations	Category A Constraint	SPA	
Landscape Impact	Level 3 Constraint	High sensitivity	
Existing Use in Operation	Level 1 Constraint	Forestry/Agriculture Grade 4	
Source Protection	Level 3 Constraint	Zone 1 / Zone 2 groundwater source protection zone	
Pollutant Sources	Level 1 Constraint	N/A	
Flood Risk	Level 1 Constraint	Flood zone 1	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 3 Constraint	N/A	
Access to Facilities	Level 3 Constraint	Over 1km to the edge of the Weeting settlement boundary	
Access to Open Space	Level 1 Constraint	Surrounded by forest / SPA	
Access to Employment	Level 3 Constraint	Over 1 km to the edge of the Weeting settlement boundary	
Social Infrastructure	Level 3 Constraint	Social infrastructure would require significant upgrades	
Constraint Analysis	<p>There is no on-site highway access, which is the greatest constraint on deliverability.</p> <p>Furthermore, the site is surrounded by a SPA.</p> <p>From analysis of surrounding sites it is assumed that localised network reinforcement may be required to the surface water network capacity.</p> <p>The Weeting Primary School site lends itself to a 210 place school and would only need one additional classroom to do this. This school is now an Academy so any plans for expansion would have to be with the agreement of the school. School could then potentially take an additional 50 children which equates to around 190 new homes.</p>		
Solutions to Constraints:	No solution to constraints - not recommended for residential development.		

Land Rep Reference	LP[107]006	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	124
Area	4.96	Constrained Capacity	99
Settlement	Weeting		
Current Use	Mixed residential use and on west part of site; Industrial use (storage and distribution) on east part of site.		
Surrounding Use	The site is part of an industrial area which extends to the east and north of the site. Mundford Road bounds the west of the site. Forestry use adjoins the north of the site.		
Highway Access (On-Site)	None	Highways improvements may be required in order to deliver this site	
Highway Access (Off-Site)	Level 3 Constraint		
Contamination	Level 2 Constraint	part of site historically associated with sawmilling, planing and impregnation - ie timber treatment	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale	
Designations	Category A Constraint	Immediately adjacent to SPA, within Stone Curlew buffer zone	
Landscape Impact	Level 3 Constraint	Moderate- High landscape sensitivity.	
Existing Use in Operation	Level 2 Constraint	Grade 3 agricultural land	
Source Protection	Level 1 Constraint	Site is not within a groundwater source protection zone	
Pollutant Sources	Level 2 Constraint	part of site historically associated with sawmilling, planing and impregnation - ie timber treatment	
Flood Risk	Level 1 Constraint	Flood zone 1	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 1 Constraint	Close to Brandon train station	
Access to Facilities	Level 2 Constraint	Facilities in Weeting and Brandon	
Access to Open Space	Level 3 Constraint	Distant from designated open space, but within close proximity to an SPA	
Access to Employment	Level 1 Constraint	Situated within an employment area	
Social Infrastructure	Level 2 Constraint	Weeting Primary School would require significant upgrades	
Constraint Analysis	<p>undecided planning application for mixed use development.</p> <p>The site is located and part of an industrial site which involves movement of heavy agricultural and construction machinaries.</p> <p>The site is within close proximity to the services and facilities of Weeting and Brandon.</p> <p>From analysis of surrounding sites it is assumed that localised network reinforcement may be required to the surface water network capacity.</p> <p>The Weeting Primary School site lends itself to a 210 place school and would only need one additional classroom to do this. This school is now an Academy so any plans for expansion would have to be with the agreement of the school. School could then potentially take an additional 50 children which equates to around 190 new homes.</p>		
Solutions to Constraints:	<p>Highways improvements may be required in order to deliver this site.</p> <p>The site lies within a Stone Curlew buffer and an area of moderate-high landscape sensitivity. These considerations would have to be mitigated against in the design process.</p>		

Land Rep Reference	LP[107]007	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	104
Area	4.16	Constrained Capacity	83
Settlement	Weeting		
Current Use	Agricultural land of grade 4 quality		
Surrounding Use	Surrounded by agricultural land with residential development to the south east of the site.		
Highway Access (On-Site)	Category A Constraint	Currently the only access is via a track associated to agricultural development; this would be largely unsuitable for development of this size and would require significant improvements.	
Highway Access (Off-Site)	Level 3 Constraint		
Contamination	Level 1 Constraint	N/A	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale.	
Designations	None	However, there is an SPA to the west of the site.	
Landscape Impact	Level 3 Constraint	Moderate-High landscape sensitivity	
Existing Use in Operation	Level 2 Constraint	Grade 4 agricultural land	
Source Protection	Level 1 Constraint	Site is not within a groundwater source protection zone	
Pollutant Sources	Level 1 Constraint	N/A	
Flood Risk	Level 1 Constraint	Flood zone 1	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 3 Constraint	1.2km to the nearest bus stop with limited services to Thetford	
Access to Facilities	Level 2 Constraint	Outside doctor and school buffer	
Access to Open Space	Level 1 Constraint	Within 200m of public open space	
Access to Employment	Level 2 Constraint	Outside an employment area but has access to Thetford	
Social Infrastructure	Level 2 Constraint	Weeting Primary School would require significant upgrades	
Constraint Analysis	<p>The site is located on grade 4 agricultural land which is within an area of moderate-high landscape sensitivity.</p> <p>There is currently only access via a track that runs through an existing farm and would require significant improvements.</p> <p>Moreover, the site is distant from public transport and key facilities and services within Weeting.</p> <p>From analysis of surrounding sites it is assumed that localised network reinforcement may be required to the surface water network capacity.</p> <p>The Weeting Primary School site lends itself to a 210 place school and would only need one additional classroom to do this. This school is now an Academy so any plans for expansion would have to be with the agreement of the school. School could then potentially take an additional 50 children which equates to around 190 new homes.</p>		
Solutions to Constraints:	Highway constraints are severe enough to prevent development of this site.		

Land Rep Reference	LP[113]001	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	11
Area	0.42	Constrained Capacity	0
Settlement	Yaxham		
Current Use	Agriculture use (grade 3)		
Surrounding Use	The site is part of a paddock. It is bounded by Dereham Road to the west, with mainly paddocks to the east and north.		
Highway Access (On-Site)	Category A Constraint	Highway constraints are severe enough to prevent development of this site.	
Highway Access (Off-Site)	Level 3 Constraint		
Contamination	Level 1 Constraint	N/A	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale	
Designations	None	N/A	
Landscape Impact	N/A	Information not available	
Existing Use in Operation	Level 1 Constraint	Grade 3 agricultural land	
Source Protection	Level 1 Constraint	N/A	
Pollutant Sources	Level 1 Constraint	N/A	
Flood Risk	Level 1 Constraint	Flood zone 1	
Designated Employment Site	Level 2 Constraint	no employment area in walking distance but site is sufficiently close to Dereham	
Access to Public Transport	Level 1 Constraint	bus links to Dereham and Norwich	
Access to Facilities	Level 1 Constraint	Just outside the Yaxham settlement boundary with links to both Dereham and Norwich.	
Access to Open Space	Level 1 Constraint	open space with 800m	
Access to Employment	Level 2 Constraint	Employment area not in walking distance but sufficiently close to Dereham	
Social Infrastructure	Level 2 Constraint	Moderate impacts upon primary school	
Constraint Analysis	<p>The site is to the south east of Yaxham village and has no designations.</p> <p>Yaxham parish includes both Yaxham village and the Clint Green. The Parish has a number of services and facilities. The village is located within a mile of Dereham and there is a regular bus service to both Dereham and Norwich.</p> <p>Yaxham CofE Primary School site is quite limited for expansion due to its size. However the building as it stands could accommodate a larger school of around 105 children so small scale growth in Yaxham should not be an issue.</p>		
Solutions to Constraints:	Highway constraints are severe enough to prevent development of this site.		

Land Rep Reference	LP[113]002	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	5
Area	0.19	Constrained Capacit	0
Settlement	Yaxham		
Current Use	Agriculture land (grade 3)		
Surrounding Use	Site bounded by highway to the west; a single dwelling to the south; to the east and north is a paddock.		
Highway Access (On-Site)	Category A Constraint	Highway constraints are severe enough to prevent development of this site.	
Highway Access (Off-Site)	Level 3 Constraint		
Contamination	Level 1 Constraint	N/A	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale	
Designations	None	adjacent to historic conservation area	
Landscape Impact	N/A	Information not available	
Existing Use in Operation	Level 1 Constraint	Grade 3 agricultural land	
Source Protection	Level 1 Constraint	N/A	
Pollutant Sources	Level 1 Constraint	Possible noise pollution / air pollution from the Dereham Road	
Flood Risk	Level 1 Constraint	Flood zone 1	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 1 Constraint	Just outside the Yaxham settlement boundary, public transport links to Dereham and Norwich.	
Access to Facilities	Level 1 Constraint	Just outside the Yaxham settlement boundary	
Access to Open Space	Level 1 Constraint	400m to the nearest open space	
Access to Employment	Level 2 Constraint	Employment area not in walking distance but sufficiently close to Dereham	
Social Infrastructure	Level 1 Constraint	Slight impacts upon Primary School	
Constraint Analysis	<p>The site is to the south east of Yaxham village and although there are no designations the site is adjacent to a historic conservation area.</p> <p>Yaxham parish includes both Yaxham village and the Clint Green. The Parish has a number of services and facilities. The village is located within a mile of Dereham and there is a regular bus service to both Dereham and Norwich.</p> <p>The site is outside development boundary with preminantly low density countryside setting.</p> <p>Yaxham CofE Primary School site is quite limited for expansion due to its size. However the building as it stands could accommodate a larger school of around 105 children so small scale growth in Yaxham should not be an issue.</p>		
Solutions to Constraints:	Highway constraints are severe enough to prevent development of this site.		

Land Rep Reference	LP[113]003	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	18
Area	0.73	Constrained Capacity	0
Settlement	Yaxham		
Current Use	Agriculture use (grade 3)		
Surrounding Use	Site bounded by road to the east and north; to the south is the residential row along Paper Street; to the west is open countryside, the land immediately adjoining the west is also put forward for housing development.		
Highway Access (On-Site)	Category A Constraint	Highway constraints are severe enough to prevent development of this site.	
Highway Access (Off-Site)	Level 3 Constraint		
Contamination	Level 1 Constraint	N/A	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale	
Designations	None	N/A	
Landscape Impact	N/A	Information not available	
Existing Use in Operation	Level 1 Constraint	Grade 3 agricultural land	
Source Protection	Level 1 Constraint	N/A	
Pollutant Sources	Level 1 Constraint	N/A	
Flood Risk	Level 1 Constraint	Flood zone 1	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 1 Constraint	Bus service to Dereham/Norwich	
Access to Facilities	Level 1 Constraint	Within close proximity to the facilities within Clint Green	
Access to Open Space	Level 3 Constraint	open space available in Yaxham village approx 1.5 km	
Access to Employment	Level 2 Constraint	Not within walking distance but sufficiently close to employment in Dereham	
Social Infrastructure	Level 2 Constraint	Moderate impacts upon primary school	
Constraint Analysis	<p>The site is to the north east of Clint Green village and has no designations.</p> <p>Yaxham parish includes both Yaxham village and the Clint Green. The Parish has a number of services and facilities. The village is located within a mile of Dereham and there is a regular bus service to both Dereham and Norwich.</p> <p>Yaxham CofE Primary School site is quite limited for expansion due to its size. However the building as it stands could accommodate a larger school of around 105 children so small scale growth in Yaxham should not be an issue.</p>		
Solutions to Constraints:	Highway constraints are severe enough to prevent development of this site.		

Land Rep Reference	LP[113]004	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	44
Area	1.76	Constrained Capacity	35
Settlement	Yaxham		
Current Use	Agriculture land (grade 3)		
Surrounding Use	Residential rows to the south and east; low density development to the north; open countryside to the west.		
Highway Access (On-Site)	None	Highways improvements may be required in order to deliver this site	
Highway Access (Off-Site)	Level 3 Constraint		
Contamination	Level 1 Constraint	N/A	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale	
Designations	None	N/A	
Landscape Impact	N/A	Information not available	
Existing Use in Operation	Level 1 Constraint	Grade 3 agricultural land	
Source Protection	Level 1 Constraint	N/A	
Pollutant Sources	Level 1 Constraint	N/A	
Flood Risk	Level 1 Constraint	Flood zone 1	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 1 Constraint	Bus service to Dereham/Norwich	
Access to Facilities	Level 1 Constraint	within 800 metre buffer to school, close to Dereham, bus link to Norwich and Dereham	
Access to Open Space	Level 2 Constraint	open space available in Yaxham village approx 1.5 km	
Access to Employment	Level 2 Constraint	Not within walking distance but sufficiently close to employment in Dereham	
Social Infrastructure	Level 3 Constraint	Significant impacts upon primary school	
Constraint Analysis	<p>The site is to the north east of Clint Green village and has no designations.</p> <p>Yaxham parish includes both Yaxham village and the Clint Green. The Parish has a number of services and facilities. The village is located within a mile of Dereham and there is a regular bus service to both Dereham and Norwich.</p> <p>Yaxham CofE Primary School site is quite limited for expansion due to its size. However the building as it stands could accommodate a larger school of around 105 children so small scale growth in Yaxham should not be an issue.</p>		
Solutions to Constraints:	<p>Highways improvements may be required in order to deliver this site.</p> <p>The primary school would require expansion in order for this site to come forward.</p>		

Land Rep Reference	LP[113]005	Source/Typology	Local Service Centre village
SHLAA Ref		Unconstrained Capacity	78
Area	3.10	Constrained Capacity	62
Settlement	Yaxham		
Current Use	Agriculture land - grade 3		
Surrounding Use	The site is bounded by a B class road to its west; to the North there is an existing development on the east side and an wooded area on the west part; the east side of the site is bounded by an access road to a small cluster of rural houses; to the south the sites adjoins the open countryside.		
Highway Access (On-Site)	None	Highways improvements may be required in order to deliver this site	
Highway Access (Off-Site)	Level 3 Constraint		
Contamination	Level 1 Constraint	N/A	
Utilities	Level 1 Constraint	Utilities would be able to support development on this scale	
Designations	None	None; however the site adjoins the Yaxham conservation area.	
Landscape Impact	N/A	Information not available	
Existing Use in Operation	Level 1 Constraint	Grade 3 agricultural land	
Source Protection	Level 1 Constraint	N/A	
Pollutant Sources	Level 1 Constraint	N/A	
Flood Risk	Level 1 Constraint	Flood zone 1	
Designated Employment Site	Level 1 Constraint	N/A	
Access to Public Transport	Level 1 Constraint	bus stops on Norwich Road - good bus link to Dereham and Norwich	
Access to Facilities	Level 1 Constraint	a number of facilities available, also Yaxham is close to Dereham	
Access to Open Space	Level 1 Constraint	within 1.2km buffer to open space	
Access to Employment	Level 2 Constraint	Not within walking distance but sufficiently close to employment in Dereham	
Social Infrastructure	Level 3 Constraint	Significant impacts upon primary school	
Constraint Analysis	<p>The site is to the south east of Yaxham village and has no designations; however, the site does adjoin the historic conservation area.</p> <p>Yaxham parish includes both Yaxham village and the Clint Green. The Parish has a number of services and facilities. The village is located within a mile of Dereham and there is a regular bus service to both Dereham and Norwich.</p> <p>Yaxham CofE Primary School site is quite limited for expansion due to its size. However the building as it stands could accommodate a larger school of around 105 children so small scale growth in Yaxham should not be an issue.</p>		
Solutions to Constraints:	<p>Highways improvements may be required in order to deliver this site.</p> <p>The primary school would require expansion in order for this site to come forward.</p>		