

Housing and Economic Land Availability Assessment (HELAA)

December 2017



NORWICH
City Council



Working with



Norfolk County Council

Greater Norwich Local Plan

Housing and Economic Land Availability Assessment (HELAA) 2017

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

1. Introduction

1.1 The purpose of this Housing and Economic Land Availability Assessment (HELAA) is to provide evidence on the range and extent of land which could be considered for development to meet the objectively assessed need (OAN) for housing and employment up to 2036 for the Greater Norwich authorities of Broadland, Norwich and South Norfolk. The HELAA is a key evidence document which supports the plan making process and it will be an evidence document for the Regulation 18 consultation on the emerging Greater Norwich Local Plan (GNLP). For the purposes of the Regulation 18 consultation the starting point for assessing OAN has been the recent Government consultation on establishing housing numbers¹ and the Greater Norwich Employment, Town Centre and Retail Study (2017). The HELAA provides a snapshot of potentially available sites as at 31 July 2017.

2. Context

2.1 In 2016 the Norfolk authorities prepared a joint methodology for undertaking a HELAA and this is attached as Appendix A. The methodology was prepared in accordance with the advice set out in the Government's National Planning Practise Guidance (PPG). The methodology was subject to consultation with relevant stakeholders, including infrastructure and service providers, the development industry and town and parish councils. Revisions were made to address some of the consultation responses and the methodology was finalised in July 2016.

2.2 The HELAA is a broad assessment of potentially available land and is not an indication that sites would achieve planning permission or be allocated in a Local Plan. The HELAA does not allocate land for development, that is the role of the Local Plan. This is reiterated in the PPG which notes that *'the assessment is an important evidence source to inform plan making, **but does not in itself determine whether a site should be allocated for development**'*. Whilst the HELAA assesses sites against a number of criteria, it is not an indication of how the site would perform against a Local Plan assessment, including Sustainability Appraisal. The HELAA simply indicates whether or not sites are considered suitable, in very broad terms, for development and could therefore count towards meeting OAN. Just as the HELAA does not allocate sites for development, it is also possible that sites excluded from the HELAA can still go forward and be considered as part of a more detailed site allocation assessment.

¹ Planning for the right homes in the right places: consultation proposals, 14 September 2017

3. Identification of sites and broad locations

- 3.1 The methodology identifies a range of possible sources of sites which could be included in the HELAA and the following sections set out the Greater Norwich authorities approach to identifying sites under each source.
- 3.2 It should be noted that the methodology contains a site size threshold of 0.25ha or 5 dwellings within or adjoining settlements identified for larger scale growth or 0.25ha or at least 10 dwellings elsewhere to enable a range of different site sizes to be considered. For the GNLP HELAA the main criterion has been whether the site is above 0.25ha or 5 dwellings, regardless of location. This is primarily because the review of the settlement hierarchy and the scales of growth appropriate at the different levels of the hierarchy is still to be agreed through the Regulation 18 consultation, so therefore all sites of 0.25ha or more or at least 5 dwellings have been taken forward for assessment at this stage. Sites which are both less than 0.25ha and 5 dwellings have not been assessed for the purposes of the HELAA but will be considered as potential settlement boundary extensions through the GNLP. A number of people have put forward sites of more than 0.25ha but have indicated that they are only looking for developments of 1-4 dwellings, however the HELAA assessment starts from the assumption that such sites are capable of accommodating at least 5 dwellings (based on the density multipliers in HELAA methodology Appendix A Fig 2.2) and these sites have therefore been assessed as such.

Sites with planning permission which are unimplemented or under construction & sites allocated in existing Local Plans or Local Development Frameworks for housing or economic development which as unimplemented.

- 3.3 For sites with **planning permission** the HELAA methodology (Appendix A, para 2.9) notes that these will be **considered deliverable unless there is clear evidence to suggest otherwise**; this is consistent with the footnote to paragraph 47 of the NPPF.
- 3.4 In terms of both **housing and employment allocations**, the local plan documents which make the allocations are all relatively recently adopted, all having been through the examination process in the last four years and adopted in the last three years. These plans all run to at least 2026, with some sites in Broadland's Growth Triangle area Action Plan extending beyond 2026. **As such it is considered reasonable to assume that such recently tested sites are capable of delivery by 2036.**
- 3.5 Regular assessment of housing sites of 5 or more units, for the purposes of monitoring five-year land supply, has not provided any evidence to suggest that the currently permitted and allocated sites will fail to deliver within the GNLP period. For sites of 1-4 units with permission, which are not monitored individually, it is assumed that these are all deliverable in accordance with the methodology. In any event, any fall out will be more than covered by new small windfall sites during the plan period, which is expected to continue to be a source of supply under the GNLP (see Section 6 below).

- 3.6 Consequently, sites with permission and unimplemented allocations have not been assessed through the HELAA and the assessment of capacity in the HELAA works from the assumption that the commitment as at 1 April 2017 will be delivered in its entirety. The commitment sites of 5 or more units will be detailed in the land supply appendix of the Greater Norwich annual Monitoring Report (AMR) for 2016/17
- 3.7 Some currently allocated and permitted sites have been resubmitted through the GNLP Call for Sites process (see below). These sites have been assessed through the HELAA and the commitment element has been deducted from the capacity of the resubmitted site.
- 3.8 The extent of land with extant planning permission for employment and commercial uses is significantly less than for housing. Those sites with permission tend to be the ones which are also identified for long-term employment use to support the level of housing in both current local plans and the GNLP, including strategic locations such as Norwich Research Park and Broadland Business Park. For employment sites the Greater Norwich Employment, Town Centre and Retail Study (2017) concludes that there is currently more land available (approx. 340ha) than is needed to meet the level of growth envisaged in the GNLP (approx. 114 ha). However, at this stage the GNLP Regulation 18 consultation seeks to retain a significant element of the currently allocated and permitted sites for a variety of reasons, including: choice and flexibility; a good distribution of opportunities; supporting key employment sectors; and a longer term need (beyond 2036). As such existing, unimplemented employment permissions and allocations have not been assessed through the HELAA.

Sites where previous planning applications have been refused or withdrawn

- 3.9 No sites have been identified in this category which have not already been submitted through the Call for Sites (see below). In particular, a lack of five year land supply in the Norwich Policy Area has meant that only those sites which are considered to create significant and demonstrable harm have been recommended for refusal of planning permission in recent years, and it would therefore be unrealistic to include such sites within the HELAA as having potential for development.

Land in Local Authority ownership and other public sector land that can be identified

- 3.10 The local authorities and other public bodies were included within the Call for Sites consultation (see below). A range of sites have been put forward by the various authorities, including Norfolk County Council. The Greater Norwich authorities are not aware of any additional public sector land within the plan area which is currently considered to be surplus to requirements and meets the HELAA criteria.

Vacant, derelict and underused land identified from maps and local knowledge

- 3.11 An assessment of brownfield capacity within Norwich and the Main Towns has been undertaken. No suitable individual sites were identified through this process which are not also included as an existing commitment (planning permissions or allocations which are

assumed to be deliverable within the GNLP period) and/or submitted through the Call for Sites (see below).

Land and premises for sale

3.12 No sites were identified through this avenue.

Call for Sites

3.13 In May 2016 the Greater Norwich authorities launched a Call for Sites consultation to identify land for possible inclusion within the emerging plan. The call was sent to planning and land agents, known site owners (including those who had submitted sites for inclusion in previous local plans documents), local businesses who may have aspirations to expand, as well as town and parish councils. The call also received extensive publicity in the Eastern Daily Press newspaper. Whilst the call was due to close on 8 July 2016 the Greater Norwich authorities continued to allow sites to be submitted up to 31 July 2017, in order not to exclude any potentially suitable sites from consideration.

3.14 The Call for sites was open to the submission of sites above the 0.25ha threshold for a full range of uses. Principally sites have been submitted for housing, or housing led development, although sites for a range of employment and commercial uses have also been put forward as well as sites identified to protect existing areas, including two 'Local Green Spaces'. A total of 562 sites were submitted and only those sites submitted for housing, employment and commercial use have been assessed through the HELAA.

4. Desktop Review

4.1 All sites (apart from sites with planning permission) will be subject to an initial desktop review to screen out those sites which clearly contravene national planning policy and legislation at an early stage. The HELAA methodology (Appendix A para 2.7) states that sites will automatically be excluded from the HELAA where they are:

- Within Special Areas of Conservation (SAC), Special Protection Area (SPA) and Ramsar sites or within Sites of Special Scientific Interest (SSSI), National Nature Reserves and Ancient Woodland
- Within Flood Zone 3b
- Within the area of Scheduled Ancient Monuments or Ancient Woodlands
- On Statutory Allotments and/or
- Within Locally Designated Green Spaces, including designated Village Greens and Common Land
- At risk of coastal erosion

4.2 Unsurprisingly, few sites that clearly fall into these categories have actually been submitted for development. Whilst a number of sites submitted for the HELAA have some potential impact on nationally or internationally designated sites, such as Sites of Special Scientific Interest (SSSI) or Special Areas of Conservation, or fall partly within a restricted area, such as Flood Zone 3b, it was not possible to screen out any sites at this early stage from further HELAA assessment, therefore all sites were carried forward to the site assessment stage.

- 4.3 The national PPG is clear that a site should only be excluded during the desktop review if no feasible development potential can be demonstrated due to the presence of overwhelming constraints for the foreseeable future. Sites which are only partially affected may still be considered depending on the extent and impact of the constraint. In these cases the developable size of the site may be reduced to take account of the constraint.
- 4.4 As noted above there is a site threshold of 0.25ha or 5 or more dwellings. A handful of sites were submitted through the Call for Sites process which fall below this threshold and have not been assessed through the HELAA. These sites will still be considered through the GNLP process as potential development boundary extensions or amendments to help maintain the supply of windfall sites (see section 6 below).

5. **Site Assessment**

- 5.1 One of the key tasks in the HELAA process has been the initial assessment of all the relevant sites. The assessment looks at the **Suitability** for the type of development proposed, the **Availability** of the site and whether the site is **Achievable**, based on viability, market attractiveness and any abnormal constraints. The site assessment for each site is included as Appendix B. Settlement Summaries, covering each settlement in which sites have been submitted to the GNLP, are available in the Site Proposals document. Further information and site maps are available on line at www.gnlp.org.uk.
- 5.2 The site assessment has been a desktop exercise principally based on:
- The information submitted by the site proposer(s);
 - A Red/Amber/Green (RAG) assessment against 14 different criteria which represent the potential impacts of developing the site and the potential constraints on the development of the site;
 - Advice from a range of technical consultees;
- 5.3 At this stage the assessment of each site is only indicating theoretical capacity. One of the outcomes of the HELAA is to identify potential constraints on the site, or possible impacts of developing the site, which may require further investigation and additional measures to facilitate development. These measures could include the provision of additional infrastructure or mitigation to make development of the site acceptable. As the GNLP advances the settlement hierarchy will give an indication of the level of growth being sought in particular locations and at that stage a more detailed site assessment, including site visits and sustainability appraisal can be undertaken. This may require looking again at sites considered unsuitable for inclusion in the HELAA.

Assessment of Suitability

- 5.4 The HELAA methodology sets out a number of criteria against which the suitability of sites has been assessed against a RAG approach. The suitability of a site is influenced by national planning policy, local planning policy and other factors including physical constraints, market attractiveness and impacts on amenity and environment. Some sites will have impacts and constraints which are insurmountable and will thus undermine the suitability of development.

Other sites will have impacts and constraints which are surmountable, however they may be costly to overcome and have an impact on the achievability of the development.

- 5.5 In order to give a consistent approach to scoring sites, the assessment criteria have been refined to give a number of specific distances against which to test sites. These may be the distance a site is by road/footpath to specific facilities, or the straight-line distance to a feature which either the sites may have an impact on (e.g. a Site of Special Scientific Interest) or within which something may impact on a site (e.g. proximity to a waste water treatment works). Some of the distances are set in the HELAA methodology, other have come through the responses of technical consultees, whilst others (detailed below) have been set specifically for the GNLP HELAA.
- 5.6 In terms of assessment against the suitability criteria in the HELAA at Appendix A the Greater Norwich authorities have refined the criteria as follows:
- Utilities capacity – use of written comments from Anglian Water. Meetings were also held with UK Power Networks and National Grid which established that there are no known overriding constraints to the delivery of sites at this stage;
 - Coastal change – not relevant for the GNLP HELAA;
 - Nationally and Locally Significant Landscapes – the Greater Norwich authorities have incorporated Agricultural Land Classification within this criterion. Whilst not part of the agreed HELAA methodology this is considered to be consistent with the NPPF requirement to safeguard ‘the long term potential of best and most versatile agricultural land’ and Grade 1 and 2 Agricultural Land has therefore been scored amber in the assessments;
 - Biodiversity & Geodiversity – the following buffers were used to alert those assessing sites to the presence of biodiversity and geodiversity sites that may need to be taken into consideration:
 - SACs, SPAs, Ramsar sites and National Nature Reserves – 3000m
 - SSSIs – 2000m; and
 - Ancient Woodland, Local Nature Reserves, County Wildlife Sites, County Geodiversity Sites and Roadside Nature Reserves – 50m
 - Historic Environment – a 400m buffer was used to alert those assessing the sites to the presence of the following historic environment assets that may need to be taken into consideration – Listed Buildings, Conservation Areas, Historic Parks and Gardens and Ancient Monuments.
- 5.7 The methodology states that if a site is assessed as red against any type of constraint or impact then it will be discounted and the site will not be considered suitable for development for the purposes of the HELAA assessment. Sites assessed as amber against any type of constraint or impact will be considered as potentially suitable providing that the constraint or impact could be overcome and the green category represents no constraint or impact.
- 5.8 Due to the scale and nature of many of the sites submitted for the GNLP, following careful consideration the Greater Norwich authorities have decided to take a more pragmatic approach to the assessment of suitability. Sites which score red under the absolute

constraints list (see section 4 above) will automatically be considered unsuitable. Other red scores will be assessed using professional officer judgement to consider whether there may be the possibility of mitigation. For example in the case of access or roads/transport it may be possible to create an adequate access or improve the road network/provide footpaths so in these cases the site will be considered as suitable for the purposes of the HELAA. In other instances a part of a larger site may be impacted by a constraint: flood risk, a designated site or a gas pipeline for example. Applying the methodology this would mean the whole site being considered unsuitable whereas the impact may be actually be easily mitigated through design. In these instances the issue will be flagged up as a significant constraint in the suitability conclusion but the site will be scored as suitable subject to mitigation. Sites have only been scored as unsuitable if there is no foreseeable way of overcoming the constraints identified. The Greater Norwich authorities consider this approach to be the best way to ensure that land availability is robustly assessed for the GNLP.

5.9 A key element of the site assessment has been the input of specialist technical consultees, as follows:

Organisation	Constraint(s)/Impact(s) consulted on
Anglian Water	Utilities Capacity & Utilities Infrastructure
Highways England	Transport & Roads
Norfolk Wildlife Trust	Biodiversity & Geodiversity
Norfolk County Council Historic Environment	Historic Environment
Norfolk County Council Transport	Access to site and Transport & Roads
Norfolk County Council Ecology	Biodiversity & Geodiversity
District Council Conservation Officers	Townscape & Historic Environment
District Council Environmental Services	Contamination & ground stability

5.10 The technical consultees were provided with the relevant RAG criteria from the HELAA methodology and the location of the sites (in the form of paper map or GIS shapefile); however the information available about almost 600 sites was necessarily limited). The consultees approached the site assessment from the viewpoint of their specialism and this has resulted in some taking a more precautionary approach than is required by the HELAA methodology. The HELAA focuses on the theoretical capacity of sites and, under many criteria, the potential for improvement and/or mitigation. At this stage the assessment of the site is not sufficiently detailed to know whether particular issues can or cannot be resolved hence the role of professional officer judgement and the more pragmatic approach taken to the red assessment scores by the Greater Norwich authorities. It is important to note that the concerns raised by consultees will flag up specific issues that are likely to need addressing as the plan progresses to the next stage, if particular sites are to be taken forward. At subsequent plan stages the sites will also be subject to further assessment including Sustainability Appraisal. On a specific point, it should be noted that the RAG assessment undertaken by Anglian Water is an assessment against their own criteria, rather than the HELAA criteria; consequently, the Anglian Water assessments have been used to make an assessment against the HELAA criteria, which may result in differing scores at this stage.

Assessment of Availability

5.11 Because the sites being assessed through this HELAA have come forward through the Call for Sites consultation, information on availability was sought at the time the site was submitted. By implication, because the sites have been actively promoted for development, they are considered to be available. Some proposers have acknowledged that their sites are not available immediately and have therefore given a broad indication of when the site will be released.

Assessment of Achievability

5.12 The achievability of a site is the assessment of whether the site is viable and likely to be delivered within the plan period. Information on both viability and deliverability was sought at the time the sites were submitted through the Call for Sites with **all proposers confirming that their submitted sites are viable**. Some proposers have acknowledged that their sites are not deliverable immediately and have therefore given a broad indication of when the site will be delivered. Where given, submitted timescales are shown in each site assessment.

5.13 Recent viability evidence suggests that sites in certain locations might have marginal financial viability. The viability typologies are shown below. These typologies are not site specific, but offer a general indication of market viability for certain types of development in certain locations.

Viability typologies:

1. A site of this typology (Service Village Edge (Rural) schemes of 20 dwellings) is likely to be marginal on financial viability, unless attractive enough to command a GDV 10% above baseline levels. (Red)
2. A site of this typology (Main Town Infill or Urban Edge schemes of 20 dwellings) is likely to be marginal on financial viability, unless attractive enough to command a GDV 10% above baseline levels. (Red)
3. A site of this typology (Key Service Centre villages in the Norwich Policy Area (NPA) schemes of 75 dwellings) is likely to be financially viable, subject to site specific matters. (Green)
4. A site of this typology (Main Town Infill or Urban Edge schemes of 75 dwellings) is likely to be borderline on financially viable, unless attractive enough to command a GDV 10% above baseline levels. (Amber)
5. A site of this typology (Urban Edge, Norwich Fringe schemes of 100 dwellings) is likely to be financially viable, subject to site specific matters. (Green)
6. A site of this typology (Urban Edge, Norwich Fringe schemes of 250 dwellings) is likely to be financially viable, subject to site specific matters. (Green)

7. A site of this typology (Urban Edge, Norwich Fringe schemes of 650 dwellings) is likely to be financially viable, subject to site specific matters. (Green)

5.14 Since all sites proposers have stated that their site is viable, we have not undertaken a site by site viability analysis, but have included site proposers' deliverability timescales. In addition, the initial area wide viability assessment work shows that the majority of housing development in the area is likely to be viable. Further work on viability typologies will be done as plan making progresses.

6. Windfall

6.1 Over and above the identified sites, the current commitment includes an element of windfall on smaller sites of 1-4 units and larger sites which have not been allocated but have nevertheless been granted planning permission. Windfall specifically refers to sites that are unknown at the present time and which will not be allocated through the local plan process. As noted above, and in accordance with the NPPF, these windfall sites with permission are considered to be deliverable unless there is clear evidence to demonstrate otherwise. The GNLP Regulation 18 consultation makes some assumptions about windfall, however the preferred approach is to treat the continued occurrence of windfall as an additional source of supply, over and above allocations that will be made to meet the OAN, to add flexibility and robustness to the plan.

7. Conclusion

- 7.1 The final stage of the HELAA is to calculate the total capacity of land for each use and compare it against OAN. The local authority must then make a judgement as to whether its housing and employment requirements can be accommodated using the sites identified as available.
- 7.2 Based on the Government's consultation on calculating housing requirement, the objectively assessed need for the period 2017 to 2036 for the Greater Norwich authorities is 38,988 dwellings. As set out earlier in this document, regular monitoring of existing commitment sites (permissions and allocations), suggest that these will be delivered by 2036. These sites total 35,665 units.
- 7.3 The HELAA has identified approximately **3600 hectares** of potentially suitable land which has been put forward by site promoters either for wholly residential purposes or for mixed use development with a significant element of housing. Adjusting this figure to discount land in mixed use schemes which is not promoted for housing (and applying the density multipliers from the HELAA methodology for any schemes where dwelling numbers have not been specified), this amounts to approximately **68,900** dwellings. In combination with existing commitments, the HELAA clearly identifies land significantly in excess of the OAN and therefore greatly exceeds what is required for allocation through the emerging GNLP. In addition, assumptions on windfall (set out in the GNLP topic paper) demonstrate an additional buffer to accommodate the OAN.
- 7.4 In terms of employment land the Greater Norwich Employment, Town Centre and Retail study indicates that existing sites are sufficient to meet the requirements to 2036. The HELAA

identifies a further **270 hectares** of potentially suitable land for employment and other economic uses. Following the GNLP Regulation 18 consultation the Greater Norwich authorities will need to make a decision as to whether the additional employment land submitted is preferable to the sites already allocated and permitted, if they are, those existing sites which become surplus can be re-evaluated in subsequent iterations of the HELAA.

- 7.5 The HELAA presents a snapshot of the position at a particular point in time and will need to be updated regularly as plan preparation progresses. In particular, should monitoring identify that any of the unimplemented sites no longer look likely to deliver within the plan period, or decisions be made to release some of the existing employment sites, then those sources will need to be re-evaluated.

Greater Norwich Local Plan

HELAA

December 2017

Appendix 1 : HELAA Methodology



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Norfolk | Housing and Economic Land Availability Assessment (HELAA)

Methodology

Final - July 2016

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Document Control

Version 1 Consultation version	March 2016
Final Draft version (tracked changes)	01 July 2016
Final version	12 July 2016

1 Introduction

- 1.1 The purpose of this assessment is to provide information on the range and extent of land which could be considered for development to meet the objectively assessed needs identified for housing and economic development in Norfolk across the period 2016-2036. It provides each Local Planning Authority with an audit of land regardless of the amount of development needed to meet identified need. Economic development includes business uses commonly found in purpose built employment areas such as office, industry, and warehousing as well as main town centre uses such as retail, leisure and town centre offices. Objectively assessed needs will be identified through assessments of need for housing, employment land and retail and leisure uses. The Central Norfolk Strategic Housing Market Assessment (CN SHMA) (2015), covering the local planning authority areas of Breckland, Broadland, the Broads, North Norfolk, Norwich and South Norfolk, was published in January 2016. The remainder of Norfolk is covered by two separate SHMAs prepared for the Borough of Kings Lynn and West Norfolk (published June 2014; supplemented by a review of objectively assessed housing need in May 2015) and Great Yarmouth Borough (published November 2013). The SHMAs for these two authorities both cover shorter time horizons than the CN SHMA: their respective end dates being 2028 and 2029. It is intended to review both to align them with the CN SHMA.
- 1.2 Other assessments and evidence studies to determine the needs for employment and other uses are currently in preparation or programmed. It is likely these assessments will be refined throughout the plan making process.
- 1.3 The Housing and Economic Land Availability Assessment (HELAA) is a key evidence document which supports the preparation of Local Plans. Its purpose is to test whether there is sufficient land to meet objectively assessed need (OAN) and identifies where this land may be located. The HELAA represents just one part of wider evidence and should not be considered in isolation of other evidence. This approach is supported by the national PPG which states that “...*The assessment is an important evidence source to inform plan making **but does not in itself determine whether a site should be allocated for development.** This is because not all sites considered in the assessment will be suitable for development (e.g. because of policy constraints or if they are unviable). It is the role of the assessment to provide information on the range of sites which are available to meet need, but it is for the development plan (emerging Local Plans) themselves to determine which of those sites are the most suitable to meet those needs* - PPG Reference ID: 3-003-20140306

Important: a Housing and Economic Land Availability Assessment does not allocate land for development. That is the role of the Local Plan. The assessment does not determine whether a site should be allocated or given planning permission for development. The inclusion of a site as ‘suitable’ in the assessment does not imply or guarantee that it will be allocated, nor that planning permission would be granted should an application be submitted for consideration.

Including a suitable site with identified development potential within a HELAA document does NOT confer any planning status on the site, but means only that it will be considered as part of local plan production for potential development in the future and, where relevant, for potential inclusion on a statutory Brownfield Sites Register. No firm commitment to bring a site forward for development (either by the commissioning local planning authorities or other parties) is intended, or should be inferred, from its inclusion in a HELAA.

- 1.4 This document explains the intended common approach to undertaking Housing and Economic Land Availability Assessments in Norfolk.
- 1.5 This HELAA methodology has been agreed by each of the commissioning Local Planning Authorities (LPAs)¹ in line with the Duty to Cooperate and in recognition of the functional housing market and economic market areas and the cross-boundary movement in the markets. **A consistent methodology** across the Norfolk area is considered beneficial and will ensure each LPA prepares its HELAA in a consistent way. This will ensure that each of the individual LPAs understand the level of growth that can be planned for and the areas of each District where the growth could be accommodated. At a more detailed level it will also help the LPAs choose the best individual sites to allocate in Local Plans to meet the growth planned.
- 1.6 The HELAA methodology will apply to the local planning authority areas of:
- Breckland Council;
 - Broadland District Council;
 - Broads Authority²;
 - Great Yarmouth Borough Council;
 - Borough Council of King's Lynn and West Norfolk;
 - North Norfolk District Council;
 - Norwich City Council; and,
 - South Norfolk Council.
- 1.7 To support its emerging local plan, the Broads Authority will undertake a HELAA in accordance with this methodology if, in due course, it is deemed necessary (given that the policies of the National Planning Policy Framework (NPPF) indicate that development should be restricted in the Broads). A decision will be made following the conclusion of the Broads Authority's Issues and Options consultation in spring 2016.
- 1.8 The methodology for this assessment is in accordance with the guidance set out in the Housing and Economic Land Availability Assessment section of the National Planning Practice Guidance (dated 27 March 2015).

¹ Commissioning Local Planning Authorities (LPAs) are: Breckland District Council, Broadland District Council, Broads Authority, Great Yarmouth Borough Council, Borough Council of King's Lynn and West Norfolk, North Norfolk District Council, Norwich City Council, and South Norfolk District Council.

² The Broads Authority area includes a small part of Suffolk. Any sites submitted within that area will be assessed using this methodology which is consistent with that used by Waveney District Council.

In line with the guidance in the National Planning Policy Framework and the National Planning Practice Guidance, this methodology has been made available for consultation and informed by key stakeholders' views on the approach to be used to assessing the amount land available for development in the area.

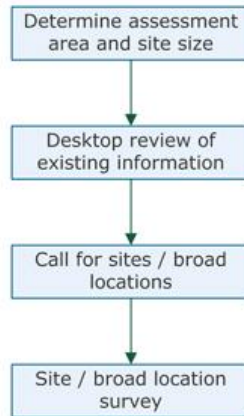
- 1.9 The Consultation for the HELAA methodology was undertaken across the seven districts and the Broads Authority between 21 March and 3rd May 2016. In total 25 responses were made with approximately 110 individual comments from developers, landowners and landowners' agents, specific consultees such as Norfolk County Council & Anglian Water and members of the public. The methodology was broadly supported with most comments seeking greater clarity and context. Where relevant the methodology has been updated to reflect these comments and provide greater clarity by officers through the Norfolk Duty to Cooperate Framework. A Schedule of Comments has also been prepared to accompany the development of this methodology.

2 Methodology

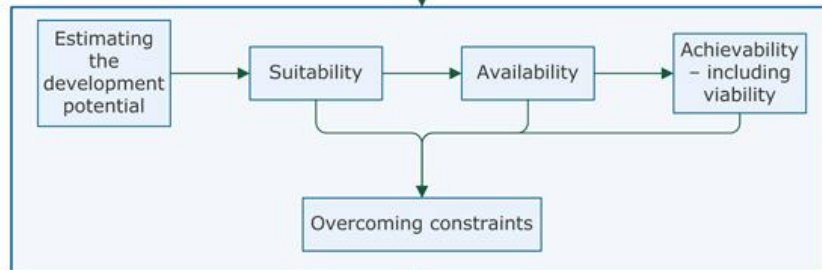
2.1 The assessment will consist of five stages which are discussed below. These stages are based on those set out in the National Planning Practice Guidance. The flow chart shown in [Figure 2.1](#) below summarises the methodology.

Figure 2.1: National Planning Practice Guidance Housing and Economic Land Availability Assessment Methodology Flow Chart (Para ID 3-006-20140306)

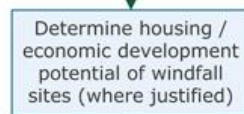
Stage 1 - Site / broad location identification



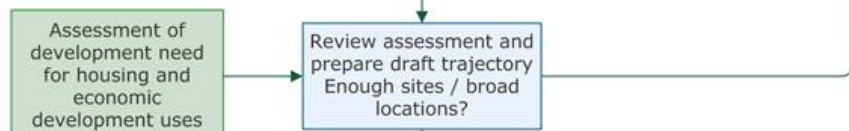
Stage 2 - Site / broad location assessment



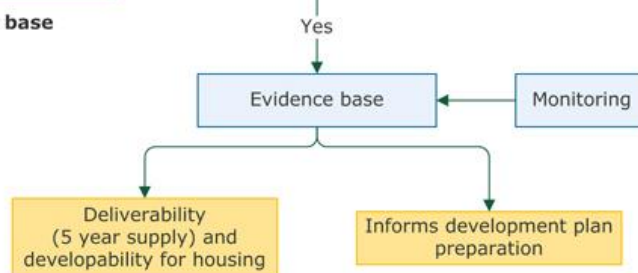
Stage 3 - Windfall assessment



Stage 4 - Assessment review



Stage 5 - Final evidence base



Stage 1: Identification of sites and broad locations

- 2.2 The assessment aims to identify the amount of land available for housing and economic development in order that a capacity assessment can be made of suitable land. Sites will be identified from numerous sources detailed below:
- Sites with planning permission for housing or economic uses which are unimplemented or under construction;
 - Sites allocated in existing Local Plans or Local Development Frameworks for housing or economic development which are unimplemented;
 - Sites where previous planning applications have been refused or withdrawn;
 - Land in local authority/Broads Authority ownership and other public sector land that can be identified
 - Vacant, derelict and underused land identified from maps and local knowledge;
 - Land and premises for sale, and;
 - Through a Call for Sites (see below);
 - Review of previous studies such as any previous relevant Strategic Housing Land Availability Assessments , (SHLAA)
- 2.3 At an early stage in preparing emerging Local Plans, each local planning authority will need to carry out a Call for Sites. North Norfolk District Council issued their Call For Sites in January 2016 and a Call For Sites for the emerging Greater Norwich Local Plan for Broadland, Norwich and South Norfolk ran from April to July 2016 . Breckland Council carried out a Call For Sites in 2015. The aim of the Call for Sites is to encourage landowners, developers and others to let the Local Planning Authorities , LPA's know about available and potentially available sites in their respective areas. The LPAs are interested to know the availability of all types of sites in all potential locations. These include previously developed sites, undeveloped greenfield land and land in and around towns and villages. More information about the call for sites can be found in the Planning Practice Guidance at:
<http://planningguidance.communities.gov.uk/blog/guidance/housing-and-economic-land-availability-assessment/methodologystage-1-identification-of-sites-and-broad-locations-determine-assessment-area-and-site-size/>.
- 2.4 The national PPG states that *."Plan makers will need to assess a range of different site sizes from small-scale sites to opportunities for large-scale developments such as village and town extensions and new settlements where appropriate. The assessment should consider all sites and broad locations capable of delivering five or more dwellings or economic development on sites of 0.25ha (or 500m² of floor space) and above. Where appropriate, plan makers may wish to consider alternative site size thresholds"* The assessment will focus on sites which:
- a) Are capable of delivering **5 or more dwellings, or are at least 0.25 hectares in size and which are located:**
- within or immediately adjacent to development boundaries of settlements identified for larger scale growth within adopted Local Plans and/or settlement hierarchies;

- within the local planning authority area of Norwich City Council;
- within the local planning authority area of King's Lynn and West Norfolk Borough Council; and,
- within the local planning authority area of Great Yarmouth Borough Council.

b) Are capable of delivering **10 or more dwellings, or are at least 0.25 hectares in size and which are located outside of the areas specified in a).**

It is not the purpose of the HELAA to identify what locations are “sustainable”, this will be through the Local Plan process. As such, all settlements will be included within the HELAA as above. If it is shown that a local planning authority cannot identify sufficient capacity to meet its own OAN based on the identified thresholds above then in the first instance the size threshold and other assumptions should be revisited.

2.5 The Broads Authority will not set a minimum site size or number of dwellings as: historically the majority of sites that have come forward are small in size and number of dwellings, typically up to five dwellings; the Broads' OAN is relatively low and small sites will make a significant contribution to meet this; and, a large proportion of the Authority's area is within sites identified in paragraph 2.7 below as areas which should be excluded from assessment. Setting a threshold may therefore result in insufficient sites coming forward to meet need.

2.6 This threshold does not apply to sites with planning permission for development. The contribution from these sites, regardless of size, will be counted towards the land availability of the local planning authority area (or other defined cross-boundary area where a larger area is used for the purposes of calculating a five year land supply).

2.7 All sites (apart from sites with planning permission) will be subject to an initial desktop review. The desktop review will check constraints and designations affecting sites. At this stage it may be necessary to exclude some sites from the assessments as the development of the site would clearly contravene national planning policy and/or legislation. The national PPG makes it clear that a site's exclusion from the HELAA process during the desktop review will only occur where no feasible development potential can be demonstrated due to the presence of overwhelming constraints for the foreseeable future. Sites which are only partially affected may still be considered depending on the extent and impact of the associated constraint. In these cases the Council may reduce the size of the site to be considered for its developability. This does not mean that excluded HELAA sites cannot go forward and be considered as part of a more detailed site allocation assessment in any emerging Local Plan and be subject to Sustainability Appraisal and other sources of evidence. Sites will be automatically excluded from further capacity assessment in this HELAA where they are:

- within Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar sites (including potential SPAs, possible SACs, and proposed Ramsar sites) or within Sites of Special Scientific Interest, National Nature Reserves and Ancient Woodland. European legislation and/or the National Planning Policy Framework prohibit

development affecting these sites and development within the designation is likely to result in direct loss;

- within Flood Zone 3b³;
- within the area of Scheduled Ancient Monuments or Ancient woodlands ;
- on Statutory Allotments, and/or
- within Locally Designated Green Spaces, including Designated Village Greens and Common Land;
- at risk from coastal erosion.

Stage 2: Site Assessment

2.8 The purpose of this stage is to determine whether sites are deliverable or developable⁴. Deliverable sites are sites which are suitable, available now and achievable within five years. Developable sites are sites which are a suitable with a reasonable prospect they could be available and achievable within the plan period.

2.9 With the exception of sites already with planning permission, all sites identified in the assessment will be subject to the full site assessment identified below. All sites with planning permission are assumed to be deliverable unless there is clear evidence a site will not come forward within five years.

2.10 The assessment will be based on the information gathered through the desktop review and through focused site visits.

Estimating Development Potential

2.11 The way the development potential will be worked out will vary depending on whether a site is being considered for housing, employment, or town centre uses. For sites with planning permission, the number of homes or the floorspace of employment or town centre uses granted planning permission has been used to establish the amount of development yielded from the site.

Development Potential for Housing

2.12 The indicative development potential for housing will be calculated using a mixed methods approach . As advised in the national PPG the starting point for numbers will be based on locally determined existing policies set out in each authority's adopted local plan. [Figure 2.2](#) sets out the relevant policies in detail.

Figure 2.2 Density policies for each local planning authority.

³ Flood zones are defined by the Environment Agency. Flood Zone 3b represents the functional flood plain and its purpose is for storing water in times of flood. These areas have greater than a 5% chance of flooding in any 12-month period (1 in 20 year event). Table 3 of the National Planning Practice Guidance states that only water compatible and essential infrastructure development is appropriate in Flood Zone 3b.

⁴ See Footnote 11 of the national Planning Policy Framework

LPA area	Policy reference	Density Requirement (dwellings per hectare (dph))
Breckland Council	Core Strategy (DC2) SHLAA multiplier	40dph town centres, areas with good public transport and sustainable urban extensions. 22-30dph rural areas etc. Town centre – 50 Edge of centre – 45 Edge of town – 35 Out of town (urban extensions) – 30 Local service centres – 25
Broadland District Council	N/a	25dph
Broads Authority	N/a	To be assessed on a site by site basis, taking account of the site and its setting.
Great Yarmouth Borough Council	N/a	Out of Town – 30dph Edge of Town – 40dph Edge of Centre – 50dph Town Centre – 65dph
Borough Council of King's Lynn and West Norfolk	N/a	King's Lynn (sub-regional centre): 39dph Downham Market/Hunstanton/Wisbech (main town): 36dph Key rural service centres and rural villages: 24dph Assumed net developable site area (ndsa) compared to site area: <ul style="list-style-type: none"> • Less than 0.4ha: 100%ndsa • 0.4ha to 2ha: 90%ndsa • Sites over 2ha: 75%ndsa
North Norfolk District Council	HO7	Principal and Secondary Settlements (excluding Hoveton): not less than 40dph. Service Villages, Coastal Service Villages and Hoveton: not less than 30dph.
Norwich City Council	DM12	Not less than 40 dph other than exceptionally where character and context requires a lower density approach. Higher densities encouraged in defined centres.
South Norfolk Council		25dph

2.13 Alternatively, where there is existing information available on the capacity of a site this will be used as a starting point. This information could include masterplans or schemes worked up as part of pre-application discussions, historic planning applications⁵ or masterplans submitted

⁵ The existence of a historic planning application and/or permission for a specific form and density of development on a site does not imply that the site is necessarily still capable of accommodating the same number of dwellings or floorspace. This is particularly relevant where more recent objective evidence (for example, elevated flood risk) or a significant national policy constraint (for example, newly recognised major environmental or heritage significance) suggest that development should be restricted.

through the 'call for sites' process.

- 2.14 The individual characteristics of a site will also be taken into account including the surrounding residential density and character including impact on the setting of heritage assets. Where appropriate the development potential of the site will be adjusted accordingly. Consideration will also be given to the effects of site shape and topography on development potential.
- 2.15 For larger sites where on-site infrastructure may be required the development potential will need to take into account the land requirements for such infrastructure. Such infrastructure could include open space, primary schools, and community facilities. Assumptions will be based on site location and local infrastructure need.

Development Potential for Employment Land

- 2.16 Potential for development for employment purposes will need to take account of evidence from a range of sources. There is currently no single employment land needs assessment which covers Norfolk as a whole, nor is it intended to undertake one, since the widely differing characteristics of different areas of the county make a "one size fits all" approach for a very large study area difficult to achieve. Rather, the commissioning local planning authorities will use the most up to date evidence of economic and demographic trends (including the East of England Forecasting Model) together with relevant existing and emerging studies being taken forward for their respective LPA areas and for established strategic planning partnership areas such as greater Norwich. It will also be important at each stage to take account of the latest economic and market intelligence and to draw on relevant evidence from the Local Enterprise Partnership and other stakeholders of changing employment needs and requirements. The approach to evidence gathering is still being determined and will be refined through the Local Plan process.
- 2.17 Employment trends and employment growth forecasts will be used to determine the overall range of need for jobs and floorspace, which in turn will need to be translated into land area (in hectares) required to accommodate that floorspace using agreed plot ratios for different types of development. The development potential of a site will be dependent on whether there are any constraints on a site which would render parts of the site undevelopable (for example an irregularly shaped site). If there are sites identified in town centres which are suitable and available for office development, a different approach may be needed as these may be denser than the average plot ratios identified in existing and emerging needs assessments.

Development Potential for Town Centre Uses

- 2.18 Historically, local evidence studies for town centre uses have focused to a large extent on retailing, since shopping tends to be the predominant activity in centres and there are commonly accepted methodologies and best practice for calculating retail floorspace need and capacity based on forecast growth and spending patterns in different retail sectors. The potential for town centres to accommodate other uses has been established in different ways according to the use involved (for example a percentage of identified retail floorspace capacity might be “top sliced” to derive a notional floorspace requirement for cafés and restaurants). As is the case with employment development, the local approach to evidence gathering for the HELAA in relation to town centre uses is still to be determined but will need to draw on a relevant evidence base, including specific studies undertaken for individual local planning authority areas, county wide studies such as the Norfolk Market Towns Survey and updated retail evidence to be commissioned for the greater Norwich area. Due to the wide ranging differences in types of use and formats that may fall within the scope of “town centre uses”, the development potential of sites will need to be assessed on a site by site basis considering the possible uses that might be accommodated and the form and character of surrounding development.

Assessment of Suitability

- 2.19 The suitability of a site is influenced by national planning policy, local planning policy (where policy is up to date and consistent with the NPPF) and other factors including physical constraints affecting the site, the impacts of the development of the site, the market attractiveness of the sites proposed use and location and the impacts on amenity and environment of neighbouring areas.
- 2.20 To assess the suitability of sites a ‘red’, ‘amber’ ‘green’ (RAG) approach will be applied to assessing the various types of constraints and potential impacts which may affect the development of sites. Some sites will have impacts and constraints which are insurmountable and thus undermine the suitability of development. Other sites will have impacts and constraints which are surmountable; however, they may be costly to overcome and have an impact on the achievability of development.
- 2.21 ‘Red’ impacts and constraints rule out the suitability of a site at this stage as part of the HELAA in any calculation of suitable land capacity. Any site assessed as ‘red’ against any type of constraint or impact will be discounted from the assessment and the site will not be considered suitable for development in this HELAA capacity assessment. This does not mean that those sites identified as unsuitable at this stage and excluded from the HELAA capacity assessment cannot go forward and be considered as part of a more detailed site allocation assessment in any emerging Local Plan and be subject to Sustainability Appraisal. As noted in the national PPG the HELAA is an important evidence source to inform plan making but does not in itself determine whether a site should be allocated for development.

- 2.22 'Amber' impacts and constraints will not immediately rule out the suitability of development of a site. However, some mitigation will be required in order for the site to be suitable and the feasibility and extent of that mitigation will need to be identified through further research. In many cases it will only be possible to make a broad assessment as to how a site could be developed, as there will be no detailed proposals against which to assess likely impacts and how they could be mitigated. In order to make an assessment of potential capacity for HELAA purposes, officers will use their planning judgement and experience to assess the potential impacts, and how (if at all) they could be mitigated, based on the best evidence available. Therefore, sites assessed as 'amber' against any type of constraint or impact will be considered potentially suitable providing that constraints could be overcome, (based on officers' judgement), but would almost inevitably require a more detailed assessment before they could be confirmed as suitable for Local Plan allocation. Further detail on the potential mitigation will be included on the site assessment form.
- 2.23 The 'green' category represents no constraint or impact with respect to that type of impact or constraint.
- 2.24 The types of constraint and impact listed on the next page will be considered in terms of assessing suitability.

Constraints:

- Access to site
- Access to local services and facilities
- Utilities capacity
- Utilities infrastructure
- Contamination
- Flood risk
- Coastal change
- Market attractiveness

Impacts:

- Landscape/townscape
- Biodiversity and geodiversity
- Historic environment
- Open Space
- Transport and roads
- Compatibility with neighbouring uses

The above criteria are just one element of the assessment for the HELAA. In addition to establishing whether sites are potentially suitable for development, sites also need to be assessed in terms of whether they are 'available' for development and whether they are 'achievable'.

- 2.25 Further details on how the LPAs will assess the suitability against each of the above constraints and impacts are included in Appendix A. In assessing the suitability of sites, account will be taken of standing advice from statutory undertakers and infrastructure

providers with regard to maintaining appropriate separation between new development and existing infrastructure installations, early consultation with appropriate stakeholders will be undertaken where necessary.

Assessment of Availability

- 2.26 A site will normally be considered *available*, based on the best information available if the site is in the ownership of a developer or landowner who has expressed an intention to develop or sell land for development. This will be ascertained primarily through the Call for Sites process, but also through targeted consultation with developers and landowners of identified sites.
- 2.27 Sites with unresolved ownership problems such as multiple ownerships with no agreements, ransom strips, tenancies and covenants will not be considered available unless there is a reasonable prospect the constraints can be overcome.

Assessment of Achievability

- 2.28 A site will be considered *achievable* where there is a reasonable prospect that development will occur on the site at a particular point in time. A key determinant of this will be the economic viability of the site. This will be influenced by the market attractiveness of a site, its location in respect of property markets and any abnormal constraints on the site.
- 2.29 Evidence from previous viability studies conducted in the local planning authority areas may be used to assess the high level viability of sites for both residential and non-residential development, dependent on the currency and robustness of the data involved. Viability evidence from emerging local plans may be used to inform this process.
- 2.30 To help assess the viability of sites, information will be sought from landowners and developers through the call for sites process. All suitable and available sites will be assessed for viability in a 'Whole Plan Viability' assessment which will be conducted as part of the emerging Local Plans.
- 2.31 Another factor affecting achievability will be the capacity of a developer to complete and let or sell the development over a certain period. Feedback will be sought from developers on typical build out rates.

Overcoming Constraints

2.32 Where constraints have been identified in either the suitability, availability or achievability of a site the LPAs will consider if there are any actions which could be taken to remove or mitigate the constraints, for example the provision of new infrastructure.

Sites to be taken forward

2.33 In order to be included in the HELAA capacity assessment, sites will be expected to achieve either an **amber** or **green** rating against all suitability criteria, and to meet the availability and achievability tests of stage 2.

2.34 As noted in section 1, **inclusion of a site in the HELAA does not allocate the site, nor does it mean that planning permission would be granted**, nor does it explicitly exclude sites from further assessment in the Local Plan process, should such a site be put forward. It shows only that there is an identified potential capacity to meet objectively assessed need.

Stage 3: Housing and Economic Development Potential from Windfall Sites

2.35 Windfall sites are sites which have not been specifically identified as part of the Local Plan process. The term covers sites that have unexpectedly become available, ranging from large sites (for example resulting from a factory closure) to small sites such as a residential conversion or a new flat over a shop. The majority of windfall sites will be previously developed but they may also come forward through, for example, the release of small rural exception sites for affordable housing.

2.36 Windfall sites for housing and economic development have provided an important source of development across all the local planning authority areas in the past and are expected to continue to contribute to the supply to a varying extent in future. In some areas opportunities to promote and allocate large scale development sites are heavily constrained by local and national environmental designations, (in particular the Broads), consequently the proportion of development that may need to be delivered from windfall sites in that area may be relatively high.

2.37 To assess the windfall potential of both housing and economic development, past trends will be analysed and evidence based judgements made to inform projected future supply.

2.38 The National Planning Policy Framework prohibits the inclusion of development on residential garden land from windfall allowances therefore trend data from development on garden land will normally be excluded from the analysis. A recent high court ruling⁶ has determined that the definition of “garden land” as greenfield land in this context should only extend to garden

⁶ Dartford Borough Council v Secretary of State for Communities & Local Government (CO/4129/2015); 21 January 2016.

land in built-up areas. Consequently it may be necessary to assess whether any development on garden land elsewhere should be included as part of the windfall trend analysis.

- 2.39 In order to avoid potential double counting with sites identified in Stage 1, only average delivery rates for sites under 0.25 hectares will be considered.
- 2.40 It is necessary to consider as part of this analysis whether windfall delivery rates will change and if so, how. It is commonly argued that because land is a finite resource, windfall sites will inevitably reduce as a source of housing supply. However, the redevelopment and renewal of previously developed land is a continuous process, and offers many opportunities to accommodate housing and other development at increased densities on sites which were previously developed in a different form (intensification).
- 2.41 In addition, the government's extension of permitted development rights since 2013 to allow easier conversion of offices, agricultural buildings and other commercial premises to housing has significantly increased the contribution to the housing supply of windfall sites involving such conversions, especially in Norwich. The effect of ongoing planning deregulation, means that at least in the short term there may be more windfall development, not less. The impact of these regulatory reforms, the contribution of other newly emerging windfall sites and the potential uplift in delivery from higher density development (through, for example, area-wide estate renewal) all need to be reflected when calculating the future potential of windfall.
- 2.42 Many existing planning permissions which will be built out over the next few years are on windfall sites and therefore when projecting windfall trends forward it is important not to double count their contribution.

Stage 4: Review

- 2.43 The total capacity of land for each use will be calculated and compared against the objectively assessed need (OAN) for housing and employment. Each local planning authority must then make a judgement as to whether its housing and employment requirements can be accommodated using the sites identified as available. If housing or employment arising in a local planning authority area cannot be met fully within that area, a process of reappraisal must begin. Land previously discounted, perhaps because of a particular policy constraint, might be reintroduced. A reassessment of the development potential of already identified sites to see if the development potential could be increased (for example through higher densities) could also be undertaken. The point is that a reappraisal of constraints is part of the methodology and that modifying policy constraints could be a means to ensure enough land is made available for development. Timing could be another factor, as some land might be tied into a particular use in the short-term, or face a longer lead-in time whilst essential

infrastructure is provided. A combination of sites that are deliverable in the short-term, as well as offering a longer-term pipeline of sites, is important.

- 2.44 If a local planning authority cannot identify sufficient capacity to meet its own OAN, then in the first instance consideration should be given to the need to revisit the assessment undertaking a finer grained assessment based on changed assumptions as above. If, following this there is still insufficient sites then it will be necessary to investigate how this shortfall can be planned for and undertake discussions under the Duty to Cooperate to assess if there is sufficient capacity in neighbouring areas to accommodate additional growth.

Stage 5: Finalising the HELAA

- 2.45 Planning Policy Guidance is clear that the HELAA should contain certain standard outputs.

These are:

- a list of all site or broad locations considered, cross-referenced to their locations on maps;
- an assessment of each site or broad location, in terms of its suitability for development, availability and achievability including whether the site/broad location is viable to determine whether a site is realistically expected to be developed and when;
- more detail for those sites which are considered to be realistic candidates for development, where others have been discounted for clearly evidenced and justified reasons;
- the potential type and quantity of development that could be delivered on each site/broad location, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when; and,
- an indicative trajectory or anticipated development and consideration of associated risks.

- 2.46 Each HELAA to be prepared under this methodology will be expected to meet these criteria. The final HELAA report for each local planning authority (or wider area) will be a key piece of evidence to be used when preparing Local Plans. Choices about allocations for housing and employment land will be weighed against what is found by the HELAA, plus other sources of evidence, and then a balanced assessment reached by consideration against local and national planning policies.

3 Next Steps

- 3.1 Assessment of sites will commence when the respective Call for Sites closes and in line with the respective local authorities time line. **All sites** in each LPA area will be consulted on as part of the consultations on the respective emerging Local Plan.

Appendix A – Suitability Assessment Criteria

Constraints

Access to Site		
Red No possibility of creating access to the site	Amber There are potential access constraints on the site, but these could be overcome through development	Green Access by all means is possible
<p>Access is an important consideration in determining the suitability of sites for development. Access is needed for both construction and occupation phases of a development.</p> <p>A site with no access or without the potential to provide suitable access cannot be considered suitable for development. The Highway Authority will be consulted to understand the access implications for sites.</p>		
<i>Exceptions: None</i>		

Accessibility to local services and facilities		
Red No core services within 800m/10 minutes walking distance of the site in town centres, 1,200m elsewhere and 2,000m for school access and employment or no ability to provide/ fund appropriate new core services.	Amber One to three core services within 800m/10 minutes walking distance of the site in town centres, 1,200m elsewhere and 2,000m for school access and employment	Green Four or more core services within 800m/10 minutes walking distance of the site in town centres, 1,200m elsewhere and 2,000m for school access and employment
<p>Accessibility of a site to local services and facilities by means other than the car – and the extent to which development might provide new services or enhance sustainable accessibility to existing ones – are important considerations in determining the suitability of a site for development. They will also have a bearing on market attractiveness, for example the proximity of a site to local schools. The Institute of Highways and Transportation recommend a distance of 800m in town centres and 1,200m elsewhere.. The CIHT also recommends that 2,000m is an acceptable walking distance for school access and employment. Within the HMA and across the districts there are many different townscapes and streetscapes across urban and rural areas and this should be reflected in the assessment. In assessing sites against this measure, accessibility to the following core services will be considered:</p> <ul style="list-style-type: none"> • A primary school, • A secondary school • A local healthcare service (doctors' surgery), • Retail and service provision for day to day needs (district/local shopping centre, village shop); • Local employment opportunities (principally existing employment sites, but designated or proposed employment area in a local plan will also be considered), • A peak-time public transport service to/from a higher order settlement (peak time for the purposes of this criterion will be 7-9am and 4-6pm). 		
<i>Exceptions: None</i>		

Utilities Capacity		
Red No available utilities capacity and no potential for improvements.	Amber No available utilities capacity but potential for improvements to facilitate capacity.	Green Sufficient utilities capacity available.
The capacity of utilities including electricity, gas, and water supply together with the wastewater network and treatment facilities is critical to the development of a site. Utility providers will be consulted as part of this assessment to understand whether there are any capacity issues affecting sites.		
<i>Exceptions: None</i>		

Utilities Infrastructure		
Red N/a	Amber Utilities infrastructure present on the site that could affect the development potential.	Green No constraints from utilities infrastructure.
Some sites may have strategic utilities infrastructure passing across it (either under or over ground), for example, power lines, gas pipelines, water supply pipes, sewers or pumping stations. Whilst this does not provide an absolute constraint to development, it may limit the development potential of the site or involve additional costs which may affect the viability of the site. As with the capacity criteria, utility providers will be consulted as part of this assessment to understand whether there are any existing infrastructure issues affecting sites.		
<i>Exceptions: None</i>		

Contamination and ground stability		
Red N/a	Amber The site is potentially contaminated or has potential ground stability issues that could be mitigated.	Green The site is unlikely to be contaminated and has no known ground stability issues.
Many potential sites across each district suffer from levels of contamination, such as sites on former or existing industrial and commercial land. Others are affected by ground stability issues such as historic mineral working, quarrying or tunnelling. Some greenfield sites may also be contaminated due to previous ground works and infilling. Where suspected contamination or ground stability issues are identified they must be satisfactorily mitigated before the site can be considered for development. Neither contamination nor ground stability issues are likely to present an insurmountable constraint to development. However, where sites are contaminated or on unstable land the costs of development could increase which could affect the viability of the site. Existing information will be used to identify sites that are potentially, or known to be contaminated or affected by ground stability. Each LPA's Environmental Protection team will be consulted.		
<i>Exceptions: None</i>		

Flood Risk		
<p>Red The site is within the functional flood plain (Zone 3b)</p>	<p>Amber The site is within flood zones 2 or 3a (taking into account climate change) and/or is within an area at high, medium or low risk from surface water flooding.</p>	<p>Green The site is at low risk of flooding (within Zone 1).</p>
<p>Flood Zones are defined by the Environment Agency and are present on the Environment Agency's flood map. Flood Zone 1 represents an area with less than a 0.1% chance of flooding (a 1 in 1000 year flood event). Flood Zone 2 and Flood Zone 3a represent areas with greater than a 0.1% and a 1% chance of flooding respectively (1 in 1000 year and 1 in 100 year flood events). The functional flood plain (Zone 3b) comprises land where water has to flow or be stored in times of flood.</p> <p>The Environment Agency Flood Zones only show flood risk as of the situation today. However, when planning for new development the risk over the lifetime of development needs to be considered taking into account the effects of climate change. Each LPAs Strategic Flood Risk Assessment identifies flood zones based on the lifetime of the development in certain areas. Where this information is available these flood zones will be used for the purpose of this assessment. The flood zones described above relate to fluvial and tidal flooding (flooding from rivers and the sea).</p> <p>Surface water flooding can also be an issue. The Environment Agency has published a surface water flood map for England which identifies areas of high, medium, low and very low surface water flood risk, together with information on velocity and depth. A low risk surface flooding event has a similar likelihood of occurring as flood zone 2 events of between 0.1% and 1% chance.</p> <p>King's Lynn and West Norfolk Borough Council have defined a Coastal Flood Risk Hazard Zone between Hunstanton and Dersingham in policy DM18 of the emerging Site Allocations and Development Management Policies Document (see also Coastal Change below). This indicates the area forecast to be affected by tidal flooding in the plan period as established in the Strategic Flood Risk Assessment, if relevant. Within this zone it is unlikely that permanent residential development will be suitable. However, some non-residential development may be appropriate where it supports local communities.</p> <p>Whilst flooding may not provide an absolute constraint to development, it may limit the development potential of the site or involve additional costs which may affect the viability of the site. Where sites are at risk from flooding their suitability will be based on the sequential test and exceptions test together with the potential for mitigation⁷.</p>		
<p><i>Exceptions: None</i></p>		

⁷ See paragraphs 100-104 of the National Planning Policy Framework.

Coastal Change		
Red The site is for residential use and within the Coastal Change Management Area or Coastal Flood Hazard Zone.	Amber The site is for non-residential use and within the Coastal Change Management Area or Coastal Flood Hazard Zone or for any use and located adjacent to a Coastal Change Management Area or Coastal Flood Hazard Zone.	Green The site is not adjacent to a Coastal Change Management Area or Coastal Flood Hazard Zone.
<p>The Coastal Change Management Areas within Great Yarmouth Borough Council and North Norfolk District Council are identified in policies CS13 and EN11 in the respective Local Plans for those authorities. In addition, King’s Lynn and West Norfolk Borough Council have defined a Coastal Flood Risk Hazard Zone between Hunstanton and Dersingham in policy DM18 of the emerging Site Allocations and Development Management Policies Document (see above). Each of these policies indicates the area forecast to be affected by coastal erosion and/or tidal flooding in the plan period as established in the corresponding Shoreline Management Plans and Strategic Flood Risk Assessments, if relevant. Within these areas it is unlikely that permanent residential development will be suitable. However, some non-residential development may be appropriate where it supports local communities.⁸</p>		
<p><i>Exceptions: In both the Broads Authority area and North Norfolk District Council’s area there are areas designated as ‘Undeveloped Coast’. Sites put forward in these locations will score a red against these criteria.</i></p>		

Market Attractiveness		
Red The site is in a location not considered to be attractive to the market, and cannot be made so through development.	Amber Through development the site may become attractive to the market.	Green The site is in a location considered to be attractive to the market.
<p>Market attractiveness within this assessment will be based on the evidence from a variety of sources and will need to take account of evidence within the Strategic Housing Market Assessment (SHMA) relevant emerging evidence in retail/economic needs assessments and from commercial market commentaries.</p>		
<p><i>Exceptions: None</i></p>		

Impacts

Nationally and Locally Significant Landscapes		
Red Development of the site would have a detrimental impact on sensitive or other landscapes which cannot be mitigated. ⁹	Amber Development of the site would have a detrimental impact on sensitive or other landscapes which could be mitigated.	Green Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive landscapes or their setting.
<p>Sensitive landscapes include</p> <ul style="list-style-type: none"> • areas within and adjacent to National Parks, the Broads and Areas of Outstanding Natural 		

⁸ See paragraph 107 of the National Planning Policy Framework.

⁹ See paragraph 115/116 of the National Planning Policy Framework.

Beauty , .
<p>They also include land within and adjacent to the Broads which has equivalent status to a National Park and benefits from the highest status of protection in relation to landscape and scenic beauty. Other considerations include the potential loss of protected trees on the amenity of the area and the impacts on the setting of the Norfolk Coast AONB</p> <p>Other landscapes include Strategic Gaps (or equivalent) and or areas identified as particularly sensitive in Landscape Character Assessments.</p>
<i>Exceptions: None</i>

Townscape		
<p>Red Development of the site would have a detrimental impact on townscapes which cannot be mitigated.¹⁰</p>	<p>Amber Development of the site would have a detrimental impact on townscapes which could be mitigated.</p>	<p>Green Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on townscapes.</p>
<p>Sensitive townscapes include those areas within and adjacent to National Parks, the Broads and Areas of Outstanding Natural Beauty and include Conservation Areas where up to date appraisals have indicated a high level of townscape significance, where development may affect particular concentrations of listed or locally listed buildings with collective townscape value and any other areas identified as particularly sensitive in Local Plans, local townscape appraisals or historic character studies.</p> <p>Other considerations include the potential loss of protected trees on the amenity of the area.</p>		
<i>Exceptions: None</i>		

Biodiversity and Geodiversity		
<p>Red Development of the site would have a detrimental impact on designated sites, protected species or ecological networks which cannot be reasonably mitigated or compensated as appropriate.</p>	<p>Amber Development of the site may have a detrimental impact on a designated site, protected species or ecological network but the impact could be reasonably mitigated or compensated.</p>	<p>Green Development of the site would not have a detrimental impact on any designated site, protected species or ecological networks.</p>
<p>Designated sites are those with national or international protection, namely:</p> <ul style="list-style-type: none"> • Special Areas of Conservation (including possible Special Areas of Conservation) • Special Protection Areas (including potential Special Protection Areas) • Ramsar sites (including proposed Ramsar sites) • Sites of Specific Scientific Interest • National Nature Reserves • Ancient Woodland <p>and those with regional or local protection, namely:</p> <ul style="list-style-type: none"> • Regionally Important Geological Sites • Local Nature Reserves • County Wildlife Sites 		

¹⁰ See paragraph 116 of the National Planning Policy Framework.

- County Geodiversity Sites
- Roadside Nature Reserves
- Priority habitats, veteran trees, ecological networks;
- Priority and/or legally protected species populations.

Sites with national or international protection will have already been excluded from the assessment. However, other sites in close proximity or with links to these sites may still result in a detrimental impact which cannot be mitigated and therefore need to be classified as a red impact. Where mitigation is possible, these sites could be assessed as an amber impact. Compensatory provision is not an option for the top three designations as compensatory measures are only appropriate where an overriding national need for development has been demonstrated.

Sites which could have a detrimental impact on the other designated sites listed above will be regarded as a red impact if mitigation or compensatory provision cannot be provided. Where mitigation or compensatory provision can be provided sites will be assessed as having an amber impact.¹¹

Priority habitats and species are those listed under Section 41 of the Natural Environment and Rural Communities Act, 2006 and UK Biodiversity Action Plan (UK BAP).

Ecological networks are coherent systems of natural habitats organised across whole landscapes so as to maintain ecological functions. A key principle is to maintain connectivity - to enable free movement and dispersal of wildlife e.g. badger routes, river corridors for the migration of fish and staging posts for migratory birds).

Natural England, Norfolk County Council, Norfolk Wildlife Trust and in-house ecologists where possible will be consulted on sites to test their suitability against impacts on biodiversity and geodiversity.

Exceptions: None

Historic Environment		
<p>Red</p> <p>Development of the site would cause substantial harm to a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset which cannot be reasonably mitigated.¹²</p>	<p>Amber</p> <p>Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.</p>	<p>Green</p> <p>Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.</p>
<p>Heritage Assets are buildings, monuments, sites, landscapes and places identified as having a degree of significance meriting consideration in planning decisions because of their heritage interest. Designated heritage assets include:</p> <ul style="list-style-type: none"> • Listed Buildings (grade I, grade II* and grade II) • Registered Parks and Gardens • Scheduled Ancient Monuments • Conservation Areas 		

¹¹ See paragraphs 117-119 of the National Planning Policy Framework.

¹² See paragraphs 132-133 of the National Planning Policy Framework & Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Non-designated Heritage Assets can include locally listed buildings, non-registered parks or gardens sites with archaeological potential and sites identified as having local heritage significance in the Norfolk Historic Environment Record (HER).¹³

Historic England, Norfolk County Council and each LPAs Conservation Officer will be consulted on sites to test their suitability against impacts on the historic environment.

Exceptions: None

Open Space / Green Infrastructure		
Red Development of the site would result in a loss of open space which is either not surplus to requirements or could not be replaced locally.	Amber Development of the site would result in a loss of open space which is surplus to requirements or could be replaced locally.	Green Development of the site would not result in the loss of any open space.
<p>Open space is any area of open space with public value. This includes play space, amenity space, playing fields, sports pitches, sports facilities, semi-natural space, parks, green corridors/infrastructure and land designated as Local Green Space. It also includes areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as visual amenity.</p> <p>Sites for development on open spaces will only be suitable if the open space is surplus to requirements or the open space can be replaced by a better or equivalent open space in terms of size and quality.¹⁴</p>		
<i>Exceptions: None</i>		

Transport and Roads		
Red Development of the site would have an unacceptable impact on the functioning of trunk roads and/or local roads that cannot be reasonably mitigated.	Amber Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.	Green Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
<p>The Highway Authority and Highways England will be consulted to ascertain any potential impacts on the functioning of trunk roads and local roads. In assessing impacts, consideration will be given to the following:</p> <ul style="list-style-type: none"> • Accessibility to public transport and key services and facilities and employment opportunities for sites being considered for residential use; • Accessibility to public transport and housing and other facilities for sites being considered for non-residential use; • Development potential and associated traffic generation, and; • Existing traffic conditions and capacity of local junctions. 		
<i>Exceptions: None</i>		

¹³ See paragraph 134 of the National Planning Policy Framework.

¹⁴ See paragraph 74 of the National Planning Policy Framework.

Compatibility with Neighbouring/Adjoining Uses		
Red Neighbouring/adjoining uses to the proposed site would be incompatible with the proposed development type with no scope for mitigation.	Amber Development of the site could have issues of compatibility with neighbouring/adjoining uses; however, these could be reasonably mitigated.	Green Development would be compatible with existing and/or adjoining uses.
<p>New development should be compatible with its surrounding land uses and adjoin infrastructure. If existing neighbouring/adjoining land uses or potential future land uses (i.e. from other neighbouring sites being considered in the assessment) would create amenity issues for current or future residents or occupiers such as noise, odour or light pollution which cannot be mitigated then the site should be considered unsuitable for development. Sensitive design may lessen the impact of amenity issues and in some cases may still allow a site to be used for a conflicting use.</p> <p>For sites adjacent to the Broads consideration will need to be given to the potential impact on the tranquillity of the Broads which is a special quality of the area.</p> <p>In assessing the suitability of sites, account will be taken of standing advice from statutory undertakers and infrastructure providers with regard to maintaining appropriate separation between new development and existing infrastructure installations.</p>		
<i>Exceptions: None</i>		

In order to give water recycling centres (formally referred to as Wastewater Treatment Plants) room to grow and enable them to operate efficiently Anglian Water recommend a suitable distance is maintained between them and the communities they serve. A 400m gap is recommended for a water recycling centre and within 15m of a used water pumping station.

Appendix B – Site Assessment Form

Site address:	
Current planning status e.g. with permission, allocated, suggested through the Call for Sites etc.	
Site Size (hectares)	
Greenfield / Brownfield	
Ownership (if known) (private/public etc.)	
Absolute Constraints Check	
Is the site in a ...	
SPA, SAC, SSSI or Ramsar	
National Nature Reserve	
Ancient Woodland	
Flood risk zone 3b	
Scheduled Ancient Monument	
Statutory Allotments	
Locally Designated Green Space	
At risk from Coastal Erosion	
<i>If yes to any of the above, site will be excluded from further assessment.</i>	
Development Potential (number of dwellings, hectares of employment land or town centre use floorspace):	
Density calculator	

Suitability Assessment		
Constraint	Score (red/amber/green)	Comments
Access to site		
Accessibility to local services and facilities		
Utilities Capacity		
Utilities Infrastructure		
Contamination and ground stability		
Flood Risk		
Coastal Change		
Market Attractiveness		
Impact	Score (red/amber/green)	Comments
Nationally and Locally Significant Landscapes		
Townscape		
Biodiversity and Geodiversity		
Historic Environment		
Open Space		
Transport and Roads		
Compatibility with neighbouring/adjoining uses		
Local Plan Designations (add further lines as required)		
Designation	Policy reference	Comments
Availability Assessment (will require liaison with landowners)		
Is the site being marketed?		

Add any detail as necessary (e.g. where, by whom, how much for etc.)		
When might the site be available for development (tick as appropriate)	Immediately	
	Within 5 years	
	5-10 years	
	10-15 years	
	15-20 years	
	Comments:	
Estimated annual build out rate (including justification):		
Comments		
Achievability (including viability)		
Comments		
Overcoming Constraints		
Comments		
Trajectory of development		
Comments		
Barriers to Delivery		
Comments		
Conclusion (e.g. is included in the theoretical capacity)		

A Site Map will be included with each assessment form

Greater Norwich Local Plan

HELAA

December 2017

Appendix 2 : HELAA Sites Conclusions



NORWICH
City Council



Working with



Norfolk County Council

Acle Suitability Assessment

Site reference **GNLP0007**

Site Area **1.07 hectares**

LOCATION

Borderland Farm 51
Damgate Lane
Acle
Norwich
Norfolk
NR13 3DJ

PROPOSED DEVELOPMENT

Residential development of up to 12 dwellings.

District **Broadland**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This is a greenfield site off Damagate Lane south of the A47. Although it is adjacent to Damgate it is not well related to services. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development. The local road network is considered to be unsuitable either in terms of road capacity, or lack of footpath provision. Other constraints include close proximity to the Broads, potential impacts to SAC, SSSI and Ramsar Site, areas at medium to high risk of flooding, proximity to county wildlife site at Damgate Wood, potential impact on ecology and odour from sewage works to the east of the site. There are a number of constraints affecting this site but these may be possible to mitigate. The site is concluded as suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

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

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

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

Overall Conclusions for Site GNLP0007

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

Suitability Assessment

Site reference **GNLP0378**

Site Area **5.40 hectares**

LOCATION

Land west of Acle/North of Norwich Road

PROPOSED DEVELOPMENT

Residential development of approx. 100-125 dwellings, associated open space and possible community facilities.

District **Broadland**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This is a greenfield site north of Norwich Road to the west of Acle. It is adjacent to an existing allocation and is well related to services. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development. Also, it is believed that, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. In addition, other constraints include potential loss of high quality agricultural land grade 1, and vast sections within low to high risk of surface water flooding which may reduce the developable area. Approximately 10% of the site is subject to existing planning permission 20141108. Consequently the site capacity for the purposes of the HELAA analysis will need to be reduced accordingly. There are a number of constraints affecting this site but these may be possible to mitigate. Therefore approximately 5ha is considered suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 5 to 10 years (between April 2021 and (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 5 to 10 years (between April 2021 and

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

Overall Conclusions for Site GNLP0378

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

Suitability Assessment

Site reference **GNLP0384**

Site Area **4.88 hectares**

LOCATION

Land at Acle
South Walsham Road

PROPOSED DEVELOPMENT

Residential development of approx. 145 dwellings

District **Broadland**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

The site is north of South Walsham Rd, and well related to the school. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development. Also, it is believed that, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. Other constraints include potential loss of high quality agricultural land grade 1. No concerns over flood risks, though potential impact on views of the Broads and listed building to the north. There are a number of constraints affecting this site but these may be possible to mitigate. The site is concluded as suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0384

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

Suitability Assessment

Site reference **GNLP0417**

Site Area **9.40 hectares**

LOCATION

Land at Beighton Road/Norwich Road

PROPOSED DEVELOPMENT

Residential development of approx. 204 dwellings, associated access and open space

District **Broadland**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This is a large a greenfield site south of the A47 off Beighton Road, therefore, not particularly well related to services. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development. Also, the local road network is considered to be unsuitable either in terms of road capacity, or lack of footpath provision. Other constraints include sections within low to high risks of surface water flooding, which may reduce the developable area and potential loss of high quality agricultural land. No heritage assets concerns, other than potential impact on distant views of the Broads. There are a number of constraints affecting this site but these may be possible to mitigate. The site is concluded as suitable for the land availability assessment

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0417

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

Suitability Assessment

Site reference **GNLP0421**

Site Area **21.39 hectares**

LOCATION

Land at Jolly's Lane

PROPOSED DEVELOPMENT

Residential development of approx. 570 units with associated access and open space.

District **Broadland**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This is a large greenfield site adjacent to the rail tracks off Jolly's Lane and south of the A47, therefore not particularly well related to services. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development. The site is considered to be remote so development here would be likely to result in an increased use of unsustainable transport modes. Other constraints include small pockets within risk of surface water flooding and the scale of development being incompatible with neighbouring uses. There are a number of constraints affecting this site but these may be possible to mitigate. The site is concluded as suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0421

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

Suitability Assessment

Site reference **GNLP0427**

Site Area **2.78 hectares**

LOCATION

Land at Norwich Road

PROPOSED DEVELOPMENT

Proposed mixed use development of undetermined type

District **Broadland**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This is a greenfield site north of the A47 and off Norwich Road not particularly well connected to services due to lack of footpaths. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained. Also that the local road network is considered to be unsuitable either in terms of road capacity, or lack of footpath provision. The constraints include in particular noise due to the proximity of the A47, a sewage pumping station on site and small sections within risk of surface water flooding. No major concerns on impacts to heritage or ecology have been reported. There are a number of constraints affecting this site which do not seem to be possible to mitigate, in particular noise off the A47. The site is concluded as unsuitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0427

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Suitability Assessment

Site reference **GNLP0450**

Site Area **0.37 hectares**

LOCATION

Land at The Hill

PROPOSED DEVELOPMENT

Residential development of approx. 9 houses with associated access.

District **Broadland**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

The is a small greenfield site south of the A47 and off Reedham Road adjacent to the settlement of Damgate, therefore not particularly well related to services. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development. The local road network is considered to be unsuitable either in terms of road capacity, or lack of footpath provision. Other constraints include potential loss of high quality agricultural land grade 1. However, there are no concerns over risk of flooding or potential visual impacts. There are a number of constraints affecting this site but these may be possible to mitigate. The site is concluded as suitable for the land availability.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0450

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

Suitability Assessment

Site reference **GNLP1022**

Site Area **2.90 hectares**

LOCATION

Land north of Hillcrest
South of A47
Acle

PROPOSED DEVELOPMENT

Residential development for up to 60 dwellings.

District **Broadland**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This is a greenfield site south of the A47, and north of Hillcrest Road. It is located on the other side of the A47 and therefore, not well related to services. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained. The site is considered to be remote from services for housing development so development here would be likely to result in an increased use of unsustainable transport modes. Other constraints include in particular, noise due to the proximity of the A47 which may reduce the developable area and potential loss of high quality agricultural land grade 1. There are no flood risk issues identified from fluvial, tidal or surface water flooding, or major impacts on ecology or heritage. There are a number of constraints affecting this site but these may be possible to mitigate. The site is concluded as suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP1022

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

Suitability Assessment

Site reference **GNLP1049**

Site Area **5.40 hectares**

LOCATION

Land North of Charles Close

Acle

PROPOSED DEVELOPMENT

Residential development of an unspecified number

District **Broadland**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

The site is north of Charles Close adjacent to the settlement, therefore well-related to services and character of the town. However, it appears to be landlocked and therefore has very poor access that will be difficult to overcome. There are no concerns over risk of flooding, contamination or ground stability. However, other impacts include potential loss of high quality agricultural land grade 1, the Broads is adjacent to the site which would have an effect on the landscape. There are a number of constraints affecting this site which do not seem to be possible to mitigate, in particular access. The site is concluded as unsuitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

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

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

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

Overall Conclusions for Site GNLP1049

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Alpington Suitability Assessment

Site reference **GNLP0400**

Site Area **1.87 hectares**

LOCATION

Land at Church Meadow

PROPOSED DEVELOPMENT

Residential development of up to 22 dwellings.

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

The site is greenfield land off Church Meadow, it is well related to services and character of the village. Initial highway evidence has highlighted potential access constraints on the site, but these could be overcome through development. Also that, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. Other constraints include potential impact to listed building to the east. However, there are no concerns over ground stability, contamination, flood risk, loss of high quality agricultural land, loss of open space or impact to townscape. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0400

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

Suitability Assessment

Site reference **GNLP0433**

Site Area **1.70 hectares**

LOCATION

Land in Wheel Road

PROPOSED DEVELOPMENT

Residential development of up to 10 dwellings.

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

The site is greenfield land off Wheel Road, it is well related to services and character of the village. Initial highway evidence has highlighted that there are potential access constraints on the site, but these could be overcome through development. Also that, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. Other constraints include potential impact to listed building to the south. However, there are no concerns over ground stability, contamination, flood risk, loss of high quality agricultural land, loss of open space or impact to townscape. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.

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

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0433

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

Suitability Assessment

Site reference **GNLP0434**

Site Area **1.23 hectares**

LOCATION

Land in Bergh Rd

PROPOSED DEVELOPMENT

Residential development of up to 10 dwellings.

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

The site is greenfield land off Bergh Road, it is well related to services and character of the village. Initial highway evidence has highlighted that there are potential access constraints on the site, but these could be overcome through development. Also that, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. However, there are no concerns over ground stability, contamination, flood risk, loss of high quality agricultural land, loss of open space or impact to townscape or heritage asset. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0434

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

Suitability Assessment

Site reference **GNLP0435**

Site Area **0.67 hectares**

LOCATION

Land in Burgate Road,

PROPOSED DEVELOPMENT

Residential development of up to 8 dwellings.

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

The site is greenfield land off Burgate Road, it is well related to services though not particularly sympathetic to the character of the village. Initial highway evidence has highlighted that there are potential access constraints on the site, but these could be overcome through development. The site is considered to be remote from services for housing so development here would be likely to result in an increased use of unsustainable transport modes and furthermore, the local road network may be unsuitable either in terms of road capacity, or lack of footpath provision. There are no concerns over ground stability, potential contamination, flood risk, loss of high quality agricultural land, loss of open space, ecology, or impacts to heritage assets. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.

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

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0435

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

Suitability Assessment

Site reference **GNLP0529**

Site Area **0.37 hectares**

LOCATION

Land East of Nichols Road
Alpington
NR14 7NQ

PROPOSED DEVELOPMENT

Residential development of up to 8 dwellings.

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

The is a greenfield site off Nichols Road, adjacent to the settlement therefore well related to services and character of the village. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained. The site is considered to be remote from services for housing so development here would be likely to result in an increased use of unsustainable transport modes. The local road network may be unsuitable either in terms of road capacity, or lack of footpath provision. However, there are no concerns over ground stability, potential contamination, flood risk , loss of high quality agricultural land, loss of open space, or impacts on ecology. Other constraints include potential impact to listed building. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0529

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

Suitability Assessment

Site reference **GNLP1012**

Site Area **0.96 hectares**

LOCATION

Mill Field
 Mill Road
 Alpington (Bergh Apton)

PROPOSED DEVELOPMENT

Residential development of an unspecified number.

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

The site is greenfield land off Mill Road, although it is adjacent to the settlement it is not well related to services or character of the area. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development. Furthermore, the local road network is considered to be unsuitable either in terms of road capacity, or lack of footpath provision. However, there are no concerns over ground stability, potential contamination, flood risk, loss of high quality agricultural land, loss of open space. Other constraints include potential impact to listed building and protected species recorded nearby. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.

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

Availability and Achievability Conclusions

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

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

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

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

Overall Conclusions for Site GNLP1012

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

Ashby St. Mary Suitability Assessment

Site reference **GNLP0585**

Site Area **0.40 hectares**

LOCATION

Land opposite Hall Farm Barn and Hill Top Barn

Ashby St Mary
NR14 7BW

PROPOSED DEVELOPMENT

Residential development of 4 detached properties.

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

The site is on the northeastern edge of the village at Mill Common where accessibility to services is relatively limited. There is no utilities infrastructure on site although off-site mains reinforcement, enhancement of waste water treatment, sewerage infrastructure upgrades and substantial off-site floodwater sewerage may be required to support growth in this location. The road approach to the site from Thurton is at high risk of surface water flooding. There are no nationally or locally protected open spaces, natural areas, biodiversity sites or species in the immediate vicinity. There may be significant impact on the setting of heritage assets and harm to the townscape and character of the area. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained. The local road network is inadequate, there are safety concerns from siting development on a bend and the remoteness of the site would result in increased car dependency. There are a number of constraints that have been identified but based on current evidence the site is nevertheless considered suitable for inclusion in the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0585

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

Ashwellthorpe Suitability Assessment

Site reference **GNLP0234**

Site Area **1.30 hectares**

LOCATION

Land adjacent Rose Farm

The Street
Ashwellthorpe
Norfolk
NR16 1AA

District **South Norfolk**

PROPOSED DEVELOPMENT

Residential development for an unspecified number of dwellings.

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This site is located on The Street. Initial highway evidence has indicated that potential access constraints could be overcome through development. Subject to footpath provision it is likely that any potential impact on the functioning of local roads could be reasonably mitigated. Ashwellthorpe is isolated from services and facilities but there is a bus service to Norwich. The site is at low risk of flooding but enhancement to the Water Recycling Centre treatment capacity and sewerage infrastructure upgrades may be required. There are telecoms lines crossing the site. There are no significant landscape concerns but there could be townscape and historic environment impacts which would need mitigation as development of the site could affect the setting of the nearby grade I listed church and other grade II listed buildings along The Street. There would be no direct impact on any designated sites or species habitat but there are ancient woodlands and a SSSI in close proximity and mitigations would need investigation. There are a number of constraints affecting this site but as it is likely that these can be overcome the site is considered as suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021)

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0234

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

Suitability Assessment

Site reference **GNLP0236**

Site Area **0.49 hectares**

LOCATION

land to rear of number 47
The Street

Aswellthorpe
Norfolk
NR16 1AA

District **South Norfolk**

PROPOSED DEVELOPMENT

Residential development for an unspecified number of dwellings.

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This site is located on The Street and it appears to have only narrow access between existing properties which is likely to limit the amount of development which would be possible. Initial highway evidence has indicated that potential access constraints could be overcome by development. Subject to footpath provision it is likely that any potential impact on the functioning of local roads could be reasonably mitigated. Ashwellthorpe is isolated from services and facilities but there is a bus service to Norwich. The site is at low risk of flooding however off site mains reinforcement may be required to upgrade the water supply along with enhancement to Water Recycling Centre treatment capacity and sewerage infrastructure upgrades. There are no significant landscape concerns but there may be historic environment and townscape impacts due to the proximity of listed buildings which would need consideration. There would be no direct impacts on any designated sites or species habitat but there are ancient woodlands and a SSSI in close proximity and mitigations would need investigation. There are a number of constraints affecting this site but as it is likely that these can be overcome the site is considered as suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

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

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

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

Overall Conclusions for Site GNLP0236

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

Suitability Assessment

Site reference **GNLP0239**

Site Area **0.73 hectares**

LOCATION

Land at New Road

PROPOSED DEVELOPMENT

Residential development for an unspecified number of dwellings.

Ashwellthorpe
Norfolk
NR16 1HF

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This site is located to the west of the village. Initial highway evidence has indicated that potential access constraints could be overcome through development. Ashwellthorpe is isolated from services and facilities but there is a bus service to Norwich. Development would be likely to result in an increased use of unsustainable transport modes, however it is unlikely to affect the functioning of the local road network provided that access issues can be resolved. It is a relatively small site so there are unlikely to be any utilities capacity issues however off site mains reinforcement may be required to upgrade the water supply along with enhancement to Water Recycling Centre treatment capacity and sewerage infrastructure upgrades. There are telecoms lines crossing the site and it is at low risk of flooding. There are unlikely to be any significant landscape or historic environment concerns but there may be some townscape impacts affecting distance views to listed buildings. There would be no direct impacts on any designated sites or species habitat but there are ancient woodlands and a SSSI in close proximity and mitigations would need investigation. There are a number of constraint affecting this site but as it is likely that these can be overcome the site is considered as suitable for the land availability assessment

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

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

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

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

Overall Conclusions for Site GNLP0239

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

Suitability Assessment

Site reference **GNL0242**

Site Area **0.64 hectares**

LOCATION

Land to west of New Road

PROPOSED DEVELOPMENT

Residential development for an unspecified number of dwellings.

Ashwellthorpe
Norfolk
NR16 1HF

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This site is located to the west of the village. Initial highway evidence has indicated that potential access constraints could be overcome through development. Ashwellthorpe is isolated from services and facilities but there is a bus service to Norwich. Development would be likely to result in an increased use of unsustainable transport modes, however it is unlikely to affect the functioning of the local road network provided that access issues can be resolved. It is a relatively small site so there are unlikely to be any utilities capacity issues however off site mains reinforcement may be required to upgrade the water supply along with enhancement to Water Recycling Centre treatment capacity and sewerage infrastructure upgrades. The site is at low risk of flooding and there would be no significant landscape, townscape or historic environment concerns. There would be no direct impacts on any designated sites or species habitat but there are ancient woodlands and a SSSI in close proximity and mitigations would need investigation. There are a number of constraints affecting this site but as it is likely that these can be overcome the site is considered as suitable for the land availability assessment

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

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0242

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

Ashwellthorpe and Fundenhall Suitability Assessment

Site reference **GNLP0213**

Site Area **0.35 hectares**

LOCATION

Timber Yard
The Street

Ashwellthorpe
Norfolk

District **South Norfolk**

PROPOSED DEVELOPMENT

Residential development of an unspecified number, with either private or custom build proposed.

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This site is located on The Street and it appears to have only narrow access between existing properties which is likely to limit the amount of development which would be acceptable. Initial highway evidence indicates that potential access constraints could be overcome by development. Ashwellthorpe is isolated from services and facilities but there is a bus service to Norwich. The site is at low risk of flooding but enhancement to Water Recycling Centre treatment capacity and off site mains reinforcement to upgrade the water supply may be required. There are telecoms lines crossing the site and site has been identified as having a potential contamination use which would require further investigation. There could be townscape and historic environment concerns which would need mitigation as development could affect the setting of nearby grade I listed church and other grade II listed buildings along the street. There would be no direct impact on any designed sites or species habitat but there are ancient woodlands and a SSSI in close proximity and mitigations would need investigation. There are a number of constraints affecting this site but as it is likely that these can be overcome the site is considered as suitable for the land availability assessment

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

Ashwellthorpe and Fundenhall

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

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

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

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

Overall Conclusions for Site GNLP0213

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

Aslacton Suitability Assessment

Site reference **GNLP0459**

Site Area **1.71 hectares**

LOCATION

Land off Church Road

PROPOSED DEVELOPMENT

Residential development of up to 40 dwellings, with open space available to the north as necessary.

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This is a greenfield site at the east end of Aslacton village. It has fairly good access to services and facilities albeit limited access to shops and local employment. There is no utilities infrastructure on site affecting development and no known issues in relation to contamination/ground stability or flood risk. Enhancement to water treatment capacity and sewerage infrastructure upgrades may be required to serve growth in this location. There are no nationally or locally protected landscapes, natural sites or species in the vicinity of the site. There may be townscape impacts on the form and character of the village and a potentially harmful impact on the setting of heritage assets in Great Moulton to the east in combination with the allocated housing site to the south. Initial highway evidence has indicated that potential access constraints could be overcome through development and that any impact on the functioning of local roads could be mitigated. A number of constraints have been identified but based on current evidence the site is considered suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0459

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

Suitability Assessment

Site reference **GNLP1041**

Site Area **1.40 hectares**

LOCATION

Land at Pottergate Street

Aslacton

PROPOSED DEVELOPMENT

Residential development -- approximately 5 to 10 properties

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This is a greenfield site at the north end of Aslacton parish well separated from the village. It is at some distance from local facilities and services although accessible to a primary school and bus route. There is no utilities infrastructure on site affecting development and no known issues in relation to contamination/ground stability. A small area of the site is at high risk of flooding and there is significant surface water flood risk along Pottergate Street adjoining. There are no nationally protected landscapes in the vicinity but the site falls within the locally designated Tas Valley protection zone, additionally there are protected species recorded in the vicinity of the site. Development would not result in the loss of any locally protected open space. There is potential for significant harm to the townscape character of this part of the parish and some impact on the setting of heritage assets. Initial highway evidence has indicated that potential access constraints could be overcome through development but that the local road network is unsuitable. Subject to the resolution of these constraints the site is considered suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

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

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

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

Overall Conclusions for Site GNLP1041

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

Suitability Assessment

Site reference **GNLP1042**

Site Area **3.70 hectares**

LOCATION

Land at Church Road

Aslacton

PROPOSED DEVELOPMENT

Residential development -- approximately 30 to 40 properties

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This is an extensive greenfield site immediately adjoining Aslacton village. It has fairly good access to services and facilities albeit limited access to shops and local employment. There is no utilities infrastructure on site affecting development and no known issues in relation to contamination/ground stability or flood risk. There are no nationally or locally protected landscapes, natural sites or species in the vicinity of the site and development would not result in the loss of any locally protected open space. There is potential for townscape impacts on the form and character of the village and and potentially harmful impacts on the setting of heritage assets within the village. Initial highway evidence has indicated that potential access constraints could be overcome through development - however it is noted that the indicated access is substandard and access may only be achievable through the adjoining allocated housing site. A number of constraints have been identified and subject to these issues being resolved the site is considered suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

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

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

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

Overall Conclusions for Site GNLP1042

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

Aswellthorpe Suitability Assessment

Site reference **GNL0233**

Site Area **0.53 hectares**

LOCATION

Rose Farm
The Street

Ashwellthorpe
Norfolk
NR16 1AA

District **South Norfolk**

PROPOSED DEVELOPMENT

Residential development for an unspecified number of dwellings.

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This site is located on The Street. Initial highway evidence has indicated that potential access constraints could be overcome through development. This is a small site that will not affect the functioning of the road network provided that access issues and footpath provision can be adequately resolved. Ashwellthorpe is isolated from services and facilities but there is a bus service to Norwich. It is a relatively small site so there are unlikely to be any utilities capacity issues however off site mains reinforcement, enhancement to Water Recycling Centre treatment capacity and sewerage infrastructure upgrades may be required. The site is at low risk of flooding and is crossed by telecoms lines. There would be no significant landscape or historic environment concerns but there may be townscape impacts as development could affect the setting of nearby grade I listed church and other grade II buildings along the street. There would be no direct impacts on any designated sites or species habitat but there are ancient woodlands and a SSSI in close proximity and mitigations would need investigation. There are a number of constraints affecting this site but as it is likely that these can be overcome the site is considered as suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	1 to 5 years (by April 2021)	(timescales have not been specified by the proposer if these fields left blank)
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The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	1 to 5 years (by April 2021)
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In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0233

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

Aswellthorpe and Fundenhall Suitability Assessment

Site reference **GNLP0598**

Site Area **1.26 hectares**

LOCATION

Land East of New Road,
Fundenhall

PROPOSED DEVELOPMENT

Residential development for an undetermined number of dwellings.

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This site is located to the west of the village and appears to have adequate frontage along New Road to achieve access. This is a small site that will not affect the functioning of the local road network provided site access issues can be adequately resolved. Ashwellthorpe is isolated from services and facilities but there is a bus service to Norwich. The site is at low risk of flooding with a small area to the north west of the site being vulnerable to surface water flooding. Sewerage infrastructure upgrades may be required to serve proposed growth and there are telecoms lines crossing the site. There are no significant landscape, townscape or historic environment concerns. There would be no direct impacts on any designated sites or species habitat but there are ancient woodlands and a SSSI in close proximity and mitigations would need investigation. There are a number of constraints affecting this site but as it likely that these can be overcome the site is considered as suitable for the land availability assessment

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

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 5 to 10 years (between April 2021 and

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

Overall Conclusions for Site GNLP0598

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

Attlebridge Suitability Assessment

Site reference **GNLP0460**

Site Area **6.08 hectares**

LOCATION

Land off Fakenham Road

PROPOSED DEVELOPMENT

Residential development of approx. 40 dwellings with open space available for amenity purposes outlined and hatched green

District **Broadland**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This is an extensive greenfield site with a frontage to the main A1067 at the western extremity of the NDR. The site has no accessibility to core services and facilities - it is on a bus route but the nearest stops are over 1km in either direction. There are no known constraints from utilities infrastructure or contamination on or around the site but it is relatively close to filled ground. There is no significant flood risk with only a small area of the site is prone to surface water flooding. Off-site mains reinforcement may be required to serve growth in this location and the lack of adequate mains sewerage is a significant constraint. The site is relatively close to the River Wensum SSSI/SAC, within 3km of other SSSIs and immediately adjoining a County Wildlife Site and roadside nature reserve, all of which may result in the need for some mitigation. Development would not result in the loss of any locally protected open space or high quality agricultural land. There would be no significant impacts on townscape but the effect on the setting of nearby heritage assets may need consideration. Initial highway evidence has indicated that potential access constraints could be overcome through development but that the local road network is unsuitable and the site's remoteness would lead to increased car dependency. Due to the site's remoteness from services and facilities the site is considered unsuitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0460

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Aylsham Suitability Assessment

Site reference **GNLP0287**

Site Area **12.85 hectares**

LOCATION

Land north of Marriotts Way

PROPOSED DEVELOPMENT

Residential development of approx. 250 houses and 2.35ha of public open space for recreation and leisure

District **Broadland**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This is a large site of 12 ha that would most likely link to the Cawston Road via the existing AYL1 allocation (Willow Park). Main constraints of the site are to do with vehicular access and utilities capacity. There are services and facilities within an accessible distance but it is noted that this site is a 1 km from the Market Square. The site is concluded as suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	6 to 10 years (April 2021 to March 202	(timescales have not been specified by the proposer if these fields left blank)
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The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	5 to 10 years (between April 2021 and
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In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0287

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

Suitability Assessment

Site reference **GNLP0311**

Site Area **8.60 hectares**

LOCATION

Land to the south of Burgh Road, Aylsham,

PROPOSED DEVELOPMENT

Residential development of approx. 250 homes with associated infrastructure, open space and landscaping.

District **Broadland**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This is a large site of 8 ha, adjacent to the built edge of the Town, on the south side of Burgh Road. There are no absolute constraints but to be developed to its full extent of circa 250 homes would require mitigations. The main issues relate to access and utilities capacity. Access mitigations are likely to include new junction connections associated to Burgh Road and the A140, as well as possible non-vehicular access via Forester Way and Station Road. The site is concluded as suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0311

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

Suitability Assessment

Site reference **GNLP0336**

Site Area **21.34 hectares**

LOCATION

Land next to River Bure
North East Aylsham

PROPOSED DEVELOPMENT

Residential development of approx. 300 dwellings, a Neighbourhood Centre to include community and retail uses, a Primary School, public open spaces, play areas, a Riverside Country Park and new footpath links

District **Broadland**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This is a large site of 21 ha to the north of an existing allocation AYL2 (Bure Meadows) on the east of the Town. There are no absolute constraints but to be developed to its full extent of circa 300 homes would require mitigations. The main issues relate to access and management of surface water flood risk to part of the site. Access mitigations are likely to include new junctions connections associated to Burgh Road and A140, as well as connections to the Town Centre. Whilst generally in Flood Zone 1, the site encroaches on the river floodplain on its northern and north-eastern edges reducing the net developable area. The site is concluded as suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
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The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Up to 5 years (by April 2021)
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In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0336

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

Suitability Assessment

Site reference **GNLP0595**

Site Area **3.28 hectares**

LOCATION

The South side of Burgh Road
Aylsham
NR11 6TZ

PROPOSED DEVELOPMENT

Residential development for an undetermined number of dwellings.

District **Broadland**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This is a large site of 3 ha, beyond the built edge of the Town, on the south side of Burgh Road. There are no absolute constraints but to be developed several mitigations need to be overcome that relate mainly to access, utilities capacity, townscape impacts, and compatibility with neighbouring uses. Access mitigations are likely to include new junction connections associated to Burgh Road and the A140, as well as footway improvements on Burgh Road. Whilst the site is 700 metres from the High School, and inside the A140 bypass of the Town, the site is separate from the existing edge of the Town. The site's proximity to the A140, and to the sewage works some 300 metres to the north-east, may affect how the site could be developed.

The issues identified are important but are not absolute constraints and so the site is concluded as suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0595

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

Suitability Assessment

Site reference **GNL0596**

Site Area **11.95 hectares**

LOCATION

Land at Norwich Road
Aylsham

PROPOSED DEVELOPMENT

Residential development for approx. 250 dwellings.

District **Broadland**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This is a large site of 12 ha that would most likely access onto Norwich Road, with possible secondary accesses onto Buxton Road / The Triangle. The site is adjacent to the built edge of the Town and constraints are likely to be within the bounds of mitigation. Constraints include forming a new access, utilities capacity in the Town, and on the site’s southern boundary mitigations associated to noise from the A140. The site is concluded as suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0596

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

Barford Suitability Assessment

Site reference **GNLP0415-F**

Site Area **3.50 hectares**

LOCATION

Honingham Thorpe - Site F
Norwich Road

PROPOSED DEVELOPMENT

NATURE RESERVE PROPOSED.

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This site has been proposed for a nature reserve and as such is not a HELAA use, therefore the site has not been assessed for the purposes of the HELAA

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

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

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

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

Overall Conclusions for Site GNL0415-F

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Suitability Assessment

Site reference **GNL0416**

Site Area **1.47 hectares**

LOCATION

Land at Barford Church
Church/Barnham Broom Road

PROPOSED DEVELOPMENT

Residential development of approx. 8 dwellings,
with associated access.

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

The site is slightly disconnected from services in Barford and development here could be unsympathetic to the character of the Village. The most significant concern being proximity to the Grade II* Church of St Botolph and how the undeveloped rural setting of the listed building would be reduced. Other considerations are proximity to County Wildlife Sites associated to the River Tiffey and landscape impact on the River Valley. Initial highway evidence has indicated that the creation of a suitable access may be difficult but could be overcome through development. A number of constraints have been identified but subject to being able to overcome these the site is concluded as suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0416

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

Suitability Assessment

Site reference **GNLP0552**

Site Area **37.39 hectares**

LOCATION

Land off Watton Road
Barford
NR9 4AS

PROPOSED DEVELOPMENT

Residential development proposed of 117 dwellings (including custom build), with opens space and recreation/leisure.

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

The scale of the site, especially in relation to the existing infrastructure and character of the Village, presents a range of issues that will require mitigation in order to achieve an acceptable form of development. These are significant constraints that extend over issues of vehicular access, access to services, utilities capacity, flood risk, landscape and townscape impacts, and consequences for designated ecological sites. Unsurprisingly, particularly towards the site’s eastern boundary, adjacent to the River Tiffey, the environmental concerns are higher and the net developable area maybe constrained. No absolute constraints rule out development on at least part of the site and so at least 90% (33.70 hectares) of the site is concluded as suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0552

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

Suitability Assessment

Site reference **GNLP1013**

Site Area **2.00 hectares**

LOCATION

Land at the Hall (between Church Lane and Back Lan Church Lane
Barford

PROPOSED DEVELOPMENT

Residential development of an unspecified number.

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

The site is well-related to services in the village and development here would not necessarily be unsympathetic to the character of the area. Whilst being a relatively small site, and an extension of the existing BAR1 allocation, the site is not without its constraints. These issues include vehicular access, access to services, as well as townscape and landscape considerations. Initial highway evidence has indicated that the creation of a suitable access may be difficult but possible to overcome through development. A number of constraints have been identified but based on current evidence the site is considered as suitable . Approximately 25% of the site is subject to an existing allocation for a similar form of development, consequently the site capacity for the purposes of the HELAA analysis will need to be reduced accordingly, and 1.6ha is considered suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

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

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

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

Overall Conclusions for Site GNLP1013

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

Barnham Broom Suitability Assessment

Site reference **GNLP0055**

Site Area **1.91 hectares**

LOCATION

Land to east of Spur Road and south of Norwich Roa

PROPOSED DEVELOPMENT

Residential development for an unspecified number of dwellings.

Barnham Broom
Norfolk
NR9 4BT

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This is an extensive greenfield site beyond the eastern edge of the village some distance from local facilities and services although accessible to a primary school and bus route. There is no utilities infrastructure on site affecting development and no known issues in relation to contamination/ground stability, with minor surface water flood risk on part of the site. Enhancement to water treatment capacity and sewerage infrastructure upgrades may be required to serve growth in this location. There are no nationally or locally protected landscapes, natural sites or species in the immediate vicinity of the site and development would not result in the loss of any locally protected open space, although it would involve the loss of Grade 2 agricultural land. There is potential for significant townscape impact on the form and character of the village and on the setting of adjoining non designated heritage assets but this may be possible to mitigate. Initial highway evidence has indicated that potential access constraints could be overcome through development and that any impact on the functioning of local roads could be mitigated. Although there are significant constraints identified it may be possible to overcome these so the site is considered suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0055

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

Suitability Assessment

Site reference **GNLP0174**

Site Area **1.97 hectares**

LOCATION

Land Off Bell Road

Barnham Broom
Norwich
Norfolk
NR9 4DA

District **South Norfolk**

PROPOSED DEVELOPMENT

Residential development of up to 50 dwellings with associated affordable housing, public open space and green infrastructure.

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This is a greenfield site at the western end of the village which could form a westward extension to the existing housing allocation on Bell Road. It is at some distance from local facilities and services although accessible to a primary school, bus route and employment opportunities. There is no utilities infrastructure on site affecting development and no known issues in relation to flood risk. Enhancement to water treatment capacity and sewerage infrastructure upgrades may be required to serve growth in this location. There are no nationally or locally protected landscapes, natural sites or species in the immediate vicinity of the site and development would not result in the loss of any locally protected open space. There is potential for significant townscape impact on the form and character of the village and on the setting of nearby heritage assets but this may be possible to mitigate. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained (although access could potentially be achieved via the adjoining housing allocation) and that the local road network is unsuitable. Subject to resolving access issues and being able to mitigate townscape and historic environment constraints the site is considered suitable for the land availability assessment.

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

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0174

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

Suitability Assessment

Site reference **GNLP0196**

Site Area **2.06 hectares**

LOCATION

Land to the west of Mill View

Barnham Broom
Norwich
Norfolk
NR9 4DA

District **South Norfolk**

PROPOSED DEVELOPMENT

Residential development of up to 50 dwellings including affordable housing, public open space and green infrastructure.

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This is a greenfield site at the western end of the village lying north of site GNLP0174. It is at some distance from local facilities and services although accessible to a primary school, bus route and employment opportunities. There is no utilities infrastructure on site affecting development and no known issues in relation to flood risk. Off site mains reinforcement, enhancement to water treatment capacity and sewerage infrastructure upgrades may be required to serve growth in this location. There are no nationally or locally protected landscapes, natural sites or species in the immediate vicinity of the site and development would not result in the loss of any locally protected open space. There is potential for significant townscape impact on the form and character of the village and on the setting of nearby heritage assets from the scale of development proposed but this may be possible to mitigate. It appears that there is no reasonable possibility of achieving access to enable the site to be developed in isolation, and to gain access would require going through both an existing housing allocation and adjoining site put forward for development so accordingly the site is considered unsuitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	10 - 15 years (between April 2026 and	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	10 - 15 years (between April 2026 and	

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

Overall Conclusions for Site GNLP0196

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Suitability Assessment

Site reference **GNL0324**

Site Area **0.89 hectares**

LOCATION

Land south west of Dades Farm
Norwich Road

PROPOSED DEVELOPMENT

Residential development of up to 50 dwellings including affordable housing, public open space and green infrastructure.

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This is a greenfield site beyond the eastern edge of the village. It is at some distance from local facilities and services although accessible to a primary school and bus route. There is no utilities infrastructure on site affecting development and no known issues in relation to contamination/ground stability, with only very limited surface water flood risk on part of the site. Off site mains reinforcement, enhancement to water treatment capacity and sewerage infrastructure upgrades may be required to serve growth in this location. There are no nationally or locally protected landscapes, natural sites or species in the immediate vicinity of the site and development would not result in the loss of any locally protected open space, although it would involve the loss of Grade 2 agricultural land. There is potential for significant townscape impact on the form and character of the village and on the setting of adjoining non designated heritage assets from the scale of development proposed but this may be possible to mitigate. Initial highway evidence has indicated that potential access constraints could be overcome through development and that any impact on the functioning of local roads could be mitigated. Subject to being able to mitigate townscape concerns the site is considered suitable for the land availability assessment.

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

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0324

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

Bawburgh Suitability Assessment

Site reference **GNLP0015**

Site Area **0.40 hectares**

LOCATION

Land at New Road
Bawburgh

Norwich
Norfolk
NR9 3LZ

District **South Norfolk**

PROPOSED DEVELOPMENT

Residential development of up to 50 dwellings including affordable housing, public open space and green infrastructure.

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

The site is remote from the main part of Bawburgh, however there is accessibility to education and employment opportunities in Bowthorpe. Development here is likely to lead to an increased use of unsustainable transport modes and a possible increase in traffic on the A47 and the local road network. There are landscape constraints to the site due to its location in the designated river valley and Norwich Southern Bypass Landscape Protection Zone. Parts of the site are also at risk of flooding. Initial highway evidence has indicated that there are potential access constraints that could be overcome through development. A number of constraints have been identified but subject to being able to overcome these the site is concluded as suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

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

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

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

Overall Conclusions for Site GNLP0015

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

Suitability Assessment

Site reference **GNLP0376**

Site Area **1.09 hectares**

LOCATION

Costessey Park and Ride
Long Lane

PROPOSED DEVELOPMENT

Employment and commercial development, featuring potential for office and retail uses. The proposed office or commercial floorspace would be in the region of 4,000 – 5,000m² per hectare of developable land.

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This site is proposed for commercial use and would be accessed via the existing park and ride site. Initial highway evidence has indicated that there are potential access constraints that could be overcome through development. Accessibility is a key constraint as the site is not well connected to existing development and it is likely that commercial use would increase traffic at the Longwater junction and along the A47 itself. However, subject to suitable footpath provision it is likely that any potential impact on the functioning of local roads could reasonably be mitigated. A number of constraints have been identified but subject to being able to overcome these the site is concluded as suitable for the land availability assessment

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

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0376

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

Suitability Assessment

Site reference **GNLP0484**

Site Area **13.68 hectares**

LOCATION

Land east of Stocks Hill

PROPOSED DEVELOPMENT

Residential development of an unspecified number and open space

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This site is reasonably well related to services in Bawburgh and Bowthorpe. There are a number of constraints including flood risk, landscape and biodiversity impacts that would require mitigation for development to be considered acceptable. The entire site is within the Norwich Southern Bypass Protection Zone and the majority is within designated river valley. A significant portion of the site is at risk of flooding, with approximately 15% in flood zone 3b. Initial highway evidence has indicated that the local road network is unsuitable and there may be potential access constraints, however it may be possible to mitigate these issues. Development may result in increased traffic at nearby junctions on the A47 and on the local road network. A number of constraints have been identified but subject to being able to overcome these and excluding the part of the site in flood zone 3b, approximately 85% (11.60 hectares) is concluded as a suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0484

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

Suitability Assessment

Site reference **GNLP0581**

Site Area **49.65 hectares**

LOCATION

Land Off Bawburgh Lane and New Road
Costessey

PROPOSED DEVELOPMENT

Residential development of an unspecified number with associated amenity land, woodland and green areas.

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This is a large site, separated from Bawburgh by the A47 with good accessibility to services in Costessey and Bowthorpe. It is adjacent to a recent Local Plan allocation and existing residential development. There are a number of constraints including overhead power lines, an adjacent contaminated site, landscape impacts, surface water flooding and townscape concerns that would require mitigation for development to be considered acceptable. The entire site is within the Norwich Southern Bypass Protection Zone and the majority is within designated river valley. Development of the site may result in increased traffic on the local road network and the A47, however subject to suitable footpath provision it may be possible to mitigate these issues. A number of constraints are identified but subject to being able to overcome these the site is concluded as suitable for the land availability assessment.

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

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	1 to 5 years (by April 2021)	(timescales have not been specified by the proposer if these fields left blank)
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The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	5 to 10 years (between April 2021 and
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In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0581

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

Beighton Suitability Assessment

Site reference **GNLP0449**

Site Area **2.17 hectares**

LOCATION

Land at Southwood Road/Hantons Loke

PROPOSED DEVELOPMENT

Residential development of approx. 36 dwellings with access road and open space

District **Broadland**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This is a greenfield site on the southern edge of Beighton adjoining existing housing. The site has very limited access to core services and facilities but is on a bus route and just over 2km from a primary school. There are no known constraints from utilities infrastructure, contamination/ground stability or flood risk. No comments have been received from Anglian Water in respect of water infrastructure. Parts of The Broads SAC/SPA and a number of other SSSIs are within 3km which may need some mitigation. Development would not result in the loss of any locally protected public open space but it would lead to the loss of high quality agricultural land (Grade 2). There would be no significant impacts on nearby heritage assets or on townscape. Initial highway evidence has indicated that potential access constraints could be overcome through development but that the site's remoteness would result in increased car dependency. A number of constraints are identified but subject to being able to overcome these the site is considered suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0449

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

Bergh Apton Suitability Assessment

Site reference **GNLP0122**

Site Area **0.23 hectares**

LOCATION

Cooke's Road

PROPOSED DEVELOPMENT

Residential development - 6 dwellings.

Bergh Apton
Norfolk
NR15 1AA

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This small greenfield site is opposite housing allocation site BER 1 currently under development. The site is reasonably accessible to a range of services with a primary school within walking distance. There are no known constraints in relation to utilities capacity, utilities infrastructure, contamination/ground stability or flood risk. There are no nationally or locally protected landscapes, natural sites or species in the immediate vicinity of the site but the site falls within a SSSI risk zone and mitigation may be required to safeguard any biodiversity interest from the pond on site. Development would not result in the loss of any locally protected open space, although it would involve the loss of Grade 2 agricultural land. Development has the potential to impact on heritage assets and the townscape character of the village. Initial highwat evidence has indicated that potential access constraints could be overcome through development but that the site's remoteness could lead to increased car dependency. A number of constraints are identified but subject to being able to overcome these the site is considered suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0122

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

Suitability Assessment

Site reference **GNLP0203**

Site Area **0.87 hectares**

LOCATION

Land to the South of
Church Road
Bergh Apton
Norwich
NR15 1BP

PROPOSED DEVELOPMENT

Residential development of an unspecified number.

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This greenfield site is in the south of the parish adjoining existing development. It is reasonably accessible to a range of services being close to a bus route and employment opportunities. There are no known constraints in relation to utilities infrastructure or flood risk but there may be potential impacts from historic contamination on an adjoining site. Sewerage infrastructure upgrades and off-site mains reinforcement may be required to serve proposed growth in this location. There are no nationally or locally protected landscapes, natural sites or species in the immediate vicinity of the site but the site falls within a SSSI risk zone. Development would not result in the loss of any locally protected open space, however there may be potential impacts on a cluster of listed buildings adjoining. Initial highway evidence has indicated that potential access constraints could be overcome through development but that the local road network is unsuitable. A number of constraints are identified but subject to being able to overcome these the site is considered suitable for the land availability assessment.

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

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0203

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

Suitability Assessment

Site reference **GNLP0210**

Site Area **2.38 hectares**

LOCATION

Church Wood
 Welbeck Road
 Bergh Apton
 Norwich
 Norfolk
 NR15 1AU

PROPOSED DEVELOPMENT

Residential development of an unspecified number, but proposed for 'contemporary building'.

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This greenfield site is in a relatively remote location adjoining Bergh Apton church. It is reasonably accessible to a range of services being on a bus route and close to employment and retail. There are no known constraints in relation to utilities infrastructure and only very minimal flood risk. There may be impacts from contamination on an adjoining historic landfill site. Sewerage infrastructure and waste water capacity upgrades and off-site mains reinforcement may be required to serve growth in this location. The site adjoins a SSSI and County Wildlife site and there are identified protected species in the vicinity. Development would not result in the loss of any locally protected open space although it would affect established woodland. There are potential impacts on the adjoining listed church which may require mitigation and concerns over townscape impact and compatibility with an adjoining depot use. Initial highway evidence has indicated that potential access constraints could be overcome through development but that the local road network is unsuitable. Subject to resolution of these constraints the site is considered suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
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The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	1 to 5 years (by April 2021)	
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In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0210

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

Suitability Assessment

Site reference **GNLP0412**

Site Area **1.31 hectares**

LOCATION

Former concrete works site in Church Road,

PROPOSED DEVELOPMENT

Residential development of 12 new family houses.

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This former industrial site is reasonably accessible to a range of services being close to a bus route, shops and employment opportunities. There are no known constraints in relation to utilities infrastructure and there is only a minimal risk of flooding. There may be potential impacts from historic contamination on the site. Sewerage infrastructure upgrades and off-site mains reinforcement may be required to serve proposed growth in this location. There are no nationally or locally protected landscapes, natural sites or species in the immediate vicinity of the site but development would involve the loss of some Grade 2 agricultural land and the site falls within a SSSI risk zone. Development would not result in the loss of any locally protected open space. There could be potential to enhance townscape and the setting of nearby heritage assets. Initial highway evidence has indicated that potential access constraints could be overcome through development but that the site's remoteness could lead to increased car dependency. On balance, although there are constraints to be overcome the site is considered suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0412

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

Suitability Assessment

Site reference **GNLP0533**

Site Area **0.58 hectares**

LOCATION

Land East of the Street, The Street
Bergh Apton

PROPOSED DEVELOPMENT

Residential development, proposed as 5 detached market houses.

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This greenfield site is located to the north of housing allocation site BER 2. The site is reasonably accessible to a range of services with a primary school within walking distance and access to employment and retail. There are no known constraints in relation to utilities infrastructure, contamination/ground stability or flood risk. Upgrades to waste water treatment capacity may be required. There are no nationally or locally protected landscapes, natural sites or species in the immediate vicinity of the site but the site falls within a SSSI risk zone. Development would not result in the loss of any locally protected open space, although it would involve the loss of Grade 2 agricultural land. Development has the potential to impact on heritage assets and townscape. Initial highway evidence has indicated that potential access constraints could be overcome through development but that the local road network is unsuitable. A number of constraints are identified but subject to being able to overcome these the site is considered suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

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

Overall Conclusions for Site GNLP0533

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

Bixley Suitability Assessment

Site reference **GNLP0323**

Site Area **9.83 hectares**

LOCATION

Park Farm
Bungay Road

PROPOSED DEVELOPMENT

Employment and commercial development, featuring offices, light industrial and retail units, including a brewery, with associated landscaping and infrastructure.

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

The site is proposed for employment use at an isolated farm. Initial highway evidence is that it would not be possible to achieve a suitable access, the site is remote from facilities and the local road network is unsuitable. There are no services within walking distance, and it is likely that the sewerage network, including the water recycling centre, would need to be upgraded. There is potential for contamination on the site, and there are high power cables nearby although the latter may not constrain development. There are significant areas at risk of surface water flooding, half the site is on grade 2 agricultural land, and development may impact on the setting of the Church of St Wandregelius (a Grade II* listed building) and the remains of a medieval settlement and scheduled ancient monument. Development here would not affect public open space or ecological sites. The site is heavily constrained, with particular concerns regarding access to the site, access to services and impact on the historic environment. Therefore the site is considered to be unsuitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0323

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Suitability Assessment

Site reference **GNLP1032**

Site Area **4.20 hectares**

LOCATION

Land adjacent to and to the north of Octagon Farm

Bixley

PROPOSED DEVELOPMENT

Mixed use development for commercial business use and for approximately 100 dwellings with landscaping and associated infrastructure.

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

Although it is in Bixley parish, this site is (poorly) related to the built up area to the north of Poringland/Framingham Earl, being adjacent to woodland along the Norwich Road. The proposal is for mixed commercial and residential use, and there is good pedestrian access to services. There are no known constraints from utilities infrastructure, contamination or ground instability, and there would be no loss of open space. Parts of the site are at risk of surface water flooding, and parts are in grade 2 agricultural land. There are no sensitive townscapes or ecological sites nearby but there are listed buildings and scheduled ancient monuments nearby. Although there are constraints, the site is considered suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

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

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

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

Overall Conclusions for Site GNLP1032

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

Blofield Suitability Assessment

Site reference **GNLP0082**

Site Area **4.85 hectares**

LOCATION

Land to the South of Lingwood Road,

Blofield, Norwich
Norfolk

PROPOSED DEVELOPMENT

Residential development of between 125 and 149 new dwellings.

District **Broadland**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

The site is on Lingwood Road which is narrow, but it has a 30 MPH limit, and the long frontage adjacent to the build up area and therefore in close proximity to local services. Initial highway evidence has highlighted concerns that there are potential access constraints on the site, but these could be overcome through development. The local road network is considered to be unsuitable either in terms of road capacity, or lack of footpath provision. Other constraints identified include the potential risk to the rural settings of Grade II listed Owls Barn directly opposite. There are some constraints affecting this site but there is also a reasonable prospect that any arising impacts could be mitigated. This site is concluded as suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

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

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

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

Overall Conclusions for Site GNLP0082

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

Suitability Assessment

Site reference **GNLP0099**

Site Area **2.85 hectares**

LOCATION

Blofield Nurseries
Hall Road

PROPOSED DEVELOPMENT

Residential development of up to 25 houses.

Blofield Heath
Norfolk
NR13 4RW

District **Broadland**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

The site is beyond the settlement of Blofield Heath and Blofield, therefore it is not particularly well-related to services and would lead to a disconnected form of development. Initial highway evidence has highlighted concerns that there are potential access constraints on the site, but these could be overcome through development. The site is considered to be remote from services for housing so development here would be likely to result in an increased use of unsustainable transport modes. In addition, other constraints include the potential harm to the setting of non-designated heritage assets immediately to the south but there is also a reasonable prospect that any arising impacts could be mitigated. This site has concluded suitable for the land availability assessment

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	15 - 20 years (between April 2031 and	(timescales have not been specified by the proposer if these fields left blank)
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The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	15 - 20 years (between April 2031 and
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In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0099

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

Suitability Assessment

Site reference **GNLP0252**

Site Area **4.53 hectares**

LOCATION

Land at Yarmouth Road
Blofield

Norwich
Norfolk
NR13 4JS

District **Broadland**

PROPOSED DEVELOPMENT

Residential development for an undetermined number of homes.

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

The site is adjacent to the build up area and well-related to services. Initial highway evidence has highlighted concerns that there are potential access constraints on the site, but these could be overcome through development and that it is believed that, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. Other constraints are nearby listed buildings. There are a number of constraints affecting this site but these may be possible to mitigate. The site is concluded as suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	1 to 5 years (by April 2021)	(timescales have not been specified by the proposer if these fields left blank)
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The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	1 to 5 years (by April 2021)
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In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0252

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

Suitability Assessment

Site reference **GNLP0508**

Site Area **0.35 hectares**

LOCATION

Land to the north of Yarmouth Road
Blofield
NR13 4DS

PROPOSED DEVELOPMENT

Residential development of approx. 9 dwellings

District **Broadland**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This a small site adjacent to the settlement and the A47 with a narrow driveway. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained based on current evidence. Also, the local road network is considered to be unsuitable either in terms of road capacity, or lack of footpath provision. However, there is the potential to develop the site in conjunction with the neighbouring site. Another constraint, although thought mitigatable is noise. The site is concluded suitable for the land availability assessment.

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

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0508

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

Blofield Heath Suitability Assessment

Site reference **GNLPO288**

Site Area **1.43 hectares**

LOCATION

Land off Woodbastwick Road
Blofield Heath

PROPOSED DEVELOPMENT

Residential development of 24 dwellings

District **Broadland**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

The site is adjacent to settlement and well related to services, it has access off Woodbastick Road narrow though achievable. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained. Also, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. There are no concerns on impact on utilities, flood risk, ecology, heritage assets. Other constraints include potential loss of high quality agricultural land. There are a number of constraints affecting this site but based on the current evidence, these may be possible to mitigate. The site is subject to an existing planning permission for housing, consequently it will not contribute any additional development capacity for the purposes of the HELAA analysis.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

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

Overall Conclusions for Site GNLP0288

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Suitability Assessment

Site reference **GNLP0300**

Site Area **0.78 hectares**

LOCATION

Land east of Park Lane
Blofield Heath

PROPOSED DEVELOPMENT

Residential development for an undetermined number of homes.

District **Broadland**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

The site is a greenfield site off Park Lane and Blofield Corner Rd adjacent to the settlement. Initial highway evidence has highlighted concerns that there are potential access constraints on the site, but these could be overcome through development. However, the local road network is considered to be unsuitable either in terms of road capacity, or lack of footpath provision. Other constraints include potential loss of high quality agricultural land (grade 2), impact on non designated heritage assets. There are a number of constraints affecting this site but these may be possible to mitigate. The site is concluded as suitable for the land availability assessment.

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

Availability and Achievability Conclusions

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

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

Overall Conclusions for Site GNLP0300

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

Suitability Assessment

Site reference **GNLP1048**

Site Area **4.18 hectares**

LOCATION

Land to the East of Woodbastwick Road

Blofield Heath

PROPOSED DEVELOPMENT

Residential development for an undetermined number of homes.

District **Broadland**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

The site is a greenfield site off Woodbastwick Road and Orchard Close and well related to services. Initial highway evidence has highlighted concerns that there are potential access constraints on the site, but these could be overcome through development. Also, it is believed that, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. No concerns over potential impacts on heritage assets, flood risk, utilities, contamination, ground stability or ecology. Other constraints include potential loss of high quality agricultural land (grade 2). The site is concluded as suitable for the land availability assessment

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

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

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

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

Overall Conclusions for Site GNLP1048

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

Bracon Ash Suitability Assessment

Site reference **GNLP0026**

Site Area **0.35 hectares**

LOCATION

Jasmine Cottage
The Street
Bracon Ash
Norwich
Norfolk
NR14 8EL

PROPOSED DEVELOPMENT

Residential development, mostly likely to be proposed as a single dwelling setback from the B1113.

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This is a small “backland” site behind an existing property (which itself is backland development). Whilst access to the site is likely to be achievable, and the traffic impact limited, the existing footway is narrow in places, and non-existent in others, and so may be inappropriate – further work would need to be undertaken to demonstrate that an acceptable footway could be delivered. No designated heritage assets would be affected by the development, but as a “backland behind a backland” site, it would run contrary to the existing grain of development. A small part of the site is affected by a 1:100-year surface water flooding. Some improvements to the sewerage and water supply may be necessary. The restrictions of the footway notwithstanding, various services are available in nearby Mulbarton within 1200m, including bus stops, a supermarket and GP surgery, with schools and employment opportunities within 2km. The site is concluded as being suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0026

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

Suitability Assessment

Site reference **GNLP0195**Site Area **0.53 hectares****LOCATION**Land off B1113 Norwich Road
Bracon AshNorwich
NorfolkDistrict **South Norfolk****PROPOSED DEVELOPMENT**

Residential development, mostly likely to be proposed as a single dwelling setback from the B1113.

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This is a small greenfield site immediately adjacent to the boundary with Mulbarton parish. It is currently designated as an Important Local Space in the South Norfolk Local Plan. Vehicular access directly from the B1113 is likely to require significant highways improvements and modifications. In principle, some access – but possibly only pedestrian and cycle access – might be possible from Partridge Drive. The site is not thought likely to affect the setting of any nearby listed buildings, but it is close to Mulbarton Common and two County Wildlife Sites; some mitigation might be necessary. Some minor sewerage upgrades may be necessary to serve the site. This site is mainly in a shallow valley and the eastern part of the site (including any access to Partridge Drive) is vulnerable to surface water flooding at the 1 in 100 risk. Within 1,200m of the site there are bus stops, a supermarket, GP surgery and within 2km there are two schools and several local employment opportunities. Further evidence will be required demonstrating how the highway constraints can be overcome, however based on the initial assessment, the site is concluded as being suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0195

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

Suitability Assessment

Site reference **GNL0299**

Site Area **2.16 hectares**

LOCATION

Land west of Long Lane

PROPOSED DEVELOPMENT

Residential development, proposed as 7 self build / custom build plots

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This greenfield site is proposed for small-scale residential development. Subject to the provision of an appropriate footway, and appropriate access, the traffic impacts are not likely to be unacceptable, although it would add slightly to pressure at the Long Lane/Cuckoofield Lane junction. The relationship of the site to existing development to the north and east needs careful consideration from a townscape perspective, and the setting of Bracon Lodge (a Grade II-listed building to the west) also needs to be respected. The site would not affect any designated or protected nature conservation sites. Some improvements to the sewerage and water supply may be necessary. Various services are available in nearby Mulbarton, with bus-stops, a supermarket, GP surgery, schools and employment opportunities within 2km. The site is concluded as being suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
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The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Up to 5 years (by April 2021)	
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In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0299

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

Suitability Assessment

Site reference **GNL0549**

Site Area **1.76 hectares**

LOCATION

Barracks Meadow, Hawkes Lane
Bracon Ash
NR14 8EW

PROPOSED DEVELOPMENT

Residential development of up to 9 dwellings.

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This is a greenfield site proposed for up to 10 dwellings. Access from Hawkes Lane would likely require highways alterations to be acceptable, but could probably be overcome through development. The traffic impact limited, but the existing footway is narrow in places, and non-existent in others, and so may be inappropriate – further work would need to be undertaken to demonstrate that an acceptable footway could be delivered. Some improvements to the sewerage and water supply may be necessary. The restrictions of the footway notwithstanding, various services are available in nearby Mulbarton, (although only bus stops are within 1200m), with a supermarket and GP surgery, schools and employment opportunities within 2km. Several listed buildings lie nearby; any development of (some or all of) the site would require very careful thought and planning to ensure that the setting of the listed buildings would be respected; this is a constraint. The site is also close to common land (with a few ponds) and two County Wildlife Sites – appropriate mitigation would be necessary. With the constraints noted, the site is concluded as being suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0549

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

Wymondham, Ketteringham, East Carleton and Wreningham parishes, and adjacent areas Suitability Assessment

Site reference **GNLP1055**

Site Area **364.00 hectares**

LOCATION

West of Hethel, Stanfield Hall Estate, Stanfield Road

Hethel

PROPOSED DEVELOPMENT

New high tech employment uses together with residential and community facilities in the form of a new Garden Village.

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This is very large site (364 hectares), proposed for high-tech employment uses, community facilities and residential uses in a new Garden Village. It lies partly within Bracon Ash, and partly within Wymondham. As a very large site, there would clearly be very significant highways implications, both in the immediate area (the B1135, the A11 Wymondham junctions and Wymondham itself), and further afield (the A11/A47 Thickthorn junction, for example). Access could be via a number of different local roads. Several small watercourses cross the site, and there are also a number of ponds. Consequently there are various areas of flood risk, both fluvial and surface water, that would need to be avoided or mitigated. Given the scale of the development, major water supply and sewerage infrastructure improvements would be necessary. Various locally- and nationally-designated nature conservation sites, and protected species, lie within or close to the site. Significant further work would be needed to assess the impacts, and appropriate mitigation measures (including significant new green infrastructure and recreation land). Similarly, there are a number of listed buildings and other heritage assets within and close to the site, including the Grade II*-listed Stanfield Hall that are a significant constraint.

Other constraints (of varying significance) include: parts of the site being within the Norwich Airport Safeguarding Zone, and other parts being within the Old Buckenham Airport Safeguarding Zone; and the proximity of the Silfield oil depot. Hethel Engineering Centre provides some employment adjacent to part of the site, with Gateway 11 employment site and other employment opportunities in Wymondham further away. The Browick Road 20 hectare employment allocation is within 2km (Browick Road Primary School is approximately 2.5km away). Employment opportunities would be expected within a site of this size too. Wymondham also has a full range of shops and services. Clearly, a very significant amount of work would need to be done to further

Wymondham, Ketteringham, East Carleton and Wreningham parishes, and adj

investigate the constraints and opportunities of a site of this size. Taking that into account, the site is concluded as being suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

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

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

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

Overall Conclusions for Site GNLP1055

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

Bramerton Suitability Assessment

Site reference **GNLP0366**

Site Area **1.17 hectares**

LOCATION

The Street

PROPOSED DEVELOPMENT

Residential development for an unspecified number

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This is a greenfield site off the Street. It is adjacent to the development boundary and allocation. It is not particularly well related to services due to the lack of core services. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained. Also, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. There are no concerns over ground stability, potential contamination, flood risk or loss open space. However, other constraints include proximity to listed buildings, conservation area, potential impact on Mid-Yare National Nature Reserve/Broadland Ramsar/The Broads SAC/Broadland SPA/Yare Broads and Marshes SSSI (all the same site) and Bramerton Pits SSSI are within 3km. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
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The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Up to 5 years (by April 2021)	
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In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0366

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

Bressingham Suitability Assessment

Site reference **GNLP0241**

Site Area **0.26 hectares**

LOCATION

Land to the north of
High Road

Bressingham
Norfolk
IP22 2AU

District **South Norfolk**

PROPOSED DEVELOPMENT

Residential development for an unspecified
number.

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

The site is greenfield land off High Road, within the development boundary therefore, well related to services and character of the village. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development. However, the local road network is considered to be unsuitable either in terms of road capacity, or lack of footpath provision. There are no concerns over ground stability, potential contamination, flood risk other than low risk of surface water flooding, loss of high quality agricultural land, or loss of open space. Other constraints include potential impact to Special Area of Conservation, National Nature Reserve, Ramsar Site, SSSI as within 3,000 m buffer, and listed buildings nearby. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0241

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

Brockdish Suitability Assessment

Site reference **GNLP0464**

Site Area **0.62 hectares**

LOCATION

Land off Mill Road

PROPOSED DEVELOPMENT

Residential development of 5 dwellings

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This greenfield site is off Mill Road, where there are limited services as the local school closed and the bus stop is some distance away where there are no footpaths. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development. Also, the site is considered to be remote from services for housing development so development here would be likely to result in an increased use of unsustainable transport modes. The local road network is considered to be unsuitable either in terms of road capacity, or lack of footpath provision. Furthermore, the site is within the Conservation Area. There are no concerns over potential impacts to ecology, heritage assets, or potential loss of open space or loss of high quality of agricultural land. The site is considered to be unsuitable for the land availability assessment as it has no accessibility to core services

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
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The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Up to 5 years (by April 2021)
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In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0464

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Brockdish Thorpe Abbots Suitability Assessment

Site reference **GNLP0385**

Site Area **1.72 hectares**

LOCATION

Land at Brockdish
Church Lane

PROPOSED DEVELOPMENT

Residential development of approx. 50 dwellings.

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This is a large greenfield site off Church Road and in close proximity to the A143, it is adjacent to the development boundary though there are limited services at this location. The local school closed due to sustainability and viability, there is also no local shop or gp. This location is considered isolated due to accessibility to local core services. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development. Also, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. Other constraints include noise, sections within low to medium risk of surface water flooding, impact to waveney valley, and impact to listed buildings. The site is considered to be unsuitable for the land availability assessment as it has no accessibility to core services

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0385

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Brooke Suitability Assessment

Site reference **GNL0077**

Site Area **0.43 hectares**

LOCATION

The Field
Howe Lane
Brooke
Norwich
Norfolk
NR15 1HH

PROPOSED DEVELOPMENT

Residential development of an unspecified number.

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

The site is agricultural land on the northern edge of Brooke. It has good access to services and facilities but is disconnected from the village. The site has no gas supply or sewerage but there are no other utilities capacity or infrastructure issues and the site is not affected by contamination. It is however at a very significant risk of surface water flooding with the whole site at some risk and 40% of it at the highest level of risk. There are unlikely to be any impacts on nearby heritage assets. There are no nationally protected natural sites or landscape designations in the vicinity although there is potential for impacts on an adjoining county wildlife site. Initial highway evidence indicates that access constraints could be overcome through development but that the remoteness of the site would result in increased car dependency. On balance it is considered that the site's remoteness coupled with its excessive vulnerability to surface water flooding renders it unsuitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0077

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Suitability Assessment

Site reference **GNLP0432**

Site Area **2.01 hectares**

LOCATION

Land in Norwich Road

PROPOSED DEVELOPMENT

Residential development of approx. 15 family houses.

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This split site falls either side of the B1332 on the northern edge of Brooke. It has good access to services and facilities. There are no identified issues in relation to utilities capacity or infrastructure, contamination or ground stability. Parts of the site are at risk of surface water flooding. There may be some impacts on the setting of nearby heritage assets and on the form and character of the village. There are no nationally or locally protected natural sites or landscape designations in the vicinity and there would be no impact on locally protected open space. initial highway evidence has indicated that access constraints could be overcome through development and any potential impact on the functioning of local roads could be mitigated. A number of constraints are identified but subject to being able to overcome these the site is considered suitable for inclusion in the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0432

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

Suitability Assessment

Site reference **GNLP0490**

Site Area **1.64 hectares**

LOCATION

Land off Mereside
Brooke
NR15 1JS

PROPOSED DEVELOPMENT

Residential development of approx. 17 dwellings, and 0.76 ha of green infrastructure.

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This site is located toward Brooke village centre and has good access to services and facilities. There are no identified issues in relation to utilities capacity or infrastructure, contamination, ground stability or flood risk. There could be significant impacts on the setting of heritage assets to the north of the site and on the form and townscape character of the village but it may be possible to mitigate these through design. There are no nationally protected natural sites or landscape designations in the vicinity but potential impact on a nearby County Wildlife Site and protected species. There would be no impact on locally protected open space. Initial highway evidence has indicated that access constraints could be overcome through development and any potential impact on the functioning of local roads could be mitigated. A number of constraints are identified but subject to being able to overcome these the site is considered suitable for inclusion in the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0490

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

Suitability Assessment

Site reference **GNL0579**

Site Area **0.19 hectares**

LOCATION

Waldor Cottage, High Green
Brooke
NR15 1JE

PROPOSED DEVELOPMENT

Residential development - 5 dwellings

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This is a small greenfield site on the southern edge of Brooke parish. It has access to some services and facilities but is relatively remote. There are few mains services to the site and there may be a need for mains reinforcement and upgrades to waste water capacity. There are no issues with contamination or ground stability but large parts of the site are prone to surface water flooding. In townscape terms the site is unrelated to the village and development may impact on the setting of heritage assets to the north. There are no nationally protected natural sites or landscape designations in the vicinity but probable harmful impacts on an immediately adjoining County Wildlife Site, ancient woodland and protected species are indicated as well as potential complete loss of tree cover providing significant ecological value. There would be no impact on locally protected open space. Initial highways evidence has indicated that access constraints could be overcome through development but that the remoteness of the site would result in increased car dependency. On balance it is considered that the potentially significant impacts on biodiversity and ecological interest coupled with the remoteness of the site renders it unsuitable for inclusion in the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0579

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Suitability Assessment

Site reference **GNL0583**

Site Area **6.69 hectares**

LOCATION

Site at Brooke (land north of Laurel Farm, The Street Brooke

PROPOSED DEVELOPMENT

Residential development of approx. 150 dwellings.

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This is an extensive greenfield site to the north of Brooke village centre. It is accessible to all local services and facilities. There are no identified issues with utilities infrastructure on the site but there may be a need for mains reinforcement, sewerage upgrades to serve growth and upgrades to the local water recycling centre. There are no significant flood risks with only small parts of the site at low risk of surface water flooding. The site was not assessed in detail for contamination risk but current uses are assumed not to give rise to significant risk. There are no nationally or locally protected natural sites or areas or protected species in the immediate vicinity and development would not affect locally protected open space. There would be significant harm to the setting of heritage assets to the south and to the form, character and townscape of the village. Initial highway evidence has indicated that potential access constraints on site could be overcome through development and that any impact on the functioning of local roads could be mitigated. A number of constraints are identified but subject to being able to overcome these the site is considered suitable for inclusion in the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0583

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

Suitability Assessment

Site reference **GNLP0584**

Site Area **0.75 hectares**

LOCATION

Site at Brooke (land west of Burgess Way)
Brooke

PROPOSED DEVELOPMENT

Residential development of approx. 25 dwellings.

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This is a greenfield site to the north of Brooke village centre forming a potential eastward extension to GNLP0583. It is accessible to all local services and facilities. There are no identified issues with utilities infrastructure on the site but there may be a need for mains reinforcement, sewerage upgrades to serve growth and upgrades to the local water recycling centre. There are no significant flood risks with only small parts of the site at low risk of surface water flooding. The site was not assessed in detail for contamination risk but current uses are assumed not to give rise to significant risk. There are no nationally or locally protected natural sites or areas or protected species in the immediate vicinity and development would not affect locally protected open space. There would be significant harm to the setting of heritage assets to the south and to the form, character and townscape of the village. Initial highway evidence has indicated that potential access constraints on site could be overcome through development and that any impact on the functioning of local roads could be mitigated. A number of constraints are identified but subject to being overcome these the site is considered suitable for inclusion in the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0584

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

Broome Suitability Assessment

Site reference **GNLP0346**

Site Area **1.82 hectares**

LOCATION

Land to the north of Old Yarmouth Road

PROPOSED DEVELOPMENT

Residential development of approximately 15-20 homes, which could involve a specified area for community facilities.

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This greenfield site in a main road location has good access to a range of core services including a primary school, surgery and bus route. There are no known constraints in relation to utilities infrastructure, flood risk or contamination/ground stability. Sewerage infrastructure and waste water capacity upgrades may be required to serve proposed growth in this location. The site falls within the Waveney Valley landscape protection zone and borders Broome Heath (an important local open space and GI corridor, County Wildlife site and local nature reserve) which may require mitigation. There are also identified protected species in the vicinity. There are no significant concerns over townscape and heritage impact, notwithstanding the scheduled ancient monuments to the west. Initial highway evidence has indicated that potential access constraints could be overcome through development and any impact on the local road network could be mitigated. Subject to resolution of these constraints the site is considered suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0346

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

Suitability Assessment

Site reference **GNLP0410**

Site Area **0.88 hectares**

LOCATION

Land at Yarmouth Road

PROPOSED DEVELOPMENT

Residential development of between 15 to 20 dwellings with associated access.

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This greenfield site in a main road location partly overlaps an existing housing allocation BRO 1. It has reasonable access to a range of core services including a primary school, employment opportunities and a bus route. There are no known constraints in relation to utilities infrastructure, flood risk or contamination/ground stability. Sewerage infrastructure and waste water capacity upgrades may be required to serve proposed growth in this location. The site falls within the locally identified Waveney Valley landscape protection zone. Although close to Broome Heath, direct impact on this locally protected site or on protected species is considered unlikely. There are no significant concerns over townscape and heritage impact. Initial highway evidence has indicated that potential access constraints could be overcome through development and any impact on the local road network could be mitigated. Although a number of constraints are identified the part of the site that does not overlap with the existing housing allocation, i.e. 0.6ha is considered suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0410

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

Brundall Suitability Assessment

Site reference **GNLP0254**

Site Area **6.62 hectares**

LOCATION

Land at Yarmouth Rd

Brundall
Norwich
Norfolk
NR13 4JS

PROPOSED DEVELOPMENT

Residential development for an undetermined number of homes.

District **Broadland**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This is a large greenfield site to the north of Brundall off Yarmouth Road therefore, well-related to services and character of the village as adjacent to open space allocation. Initial highway evidence has highlighted that there are potential access constraints on the site, but these could be overcome through development. Also, that it is believed that, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. Other constraints include sections to the south within low to med risk of surface flooding, associated with the Witton Run/ Run Dike nearby, noise, potential loss of high quality agricultural land grade 2, development here would reduce the best and most versatile agricultural land, impact on listed buildings and landscape. There are a number of constraints affecting this site but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	5 - 10 years (between April 2021 and 2	(timescales have not been specified by the proposer if these fields left blank)
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The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	5 - 10 years (between April 2021 and 2	
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In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0254

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

Suitability Assessment

Site reference **GNLP0295**

Site Area **12.23 hectares**

LOCATION

Land west of Maurecourt Drive

PROPOSED DEVELOPMENT

Residential development of approx. 387 dwellings

District **Broadland**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This is large greenfield site adjacent to Yarmouth Road, A47 and the settlement therefore, sympathetic to character of the village, and well-related to services. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained. Also that , subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. There are some small sections affected by risk surface water flooding. Other impacts include proximity to the Broads National Park, landscape character, potential loss of high quality agricultural land grade 2, development here would reduce the best and most versatile agricultural land, noise. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0295

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

Suitability Assessment

Site reference **GNL0325**

Site Area **8.86 hectares**

LOCATION

Yarmouth Road Postwick with Witton & Yarmouth R

PROPOSED DEVELOPMENT

Residential of up to 192 dwellings and 2.01 ha public open space to the south of Yarmouth Road. Retail supermarket of 2339m2 and 150 car parking spaces north of Yarmouth Road.

District **Broadland**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This site is greenfield land off Berryfields and Yarmouth Road well-related to services and character of the village. Initial highway evidence has highlighted concerns that there are potential access constraints on the site, but these could be overcome through development. Also, that subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. Other impacts include proximity to the Broads National Park, landscape character, potential loss of recreational open space likely to require a replacement locally, potential loss of high quality agricultural land grade 2, development here would reduce the best and most versatile agricultural land, noise. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	1 to 5 years (by April 2021)	(timescales have not been specified by the proposer if these fields left blank)
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The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Up to 5 years (by April 2021)
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In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0325

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

Suitability Assessment

Site reference **GNLP0352**

Site Area **14.67 hectares**

LOCATION

Land North of Brecklands Road

PROPOSED DEVELOPMENT

Residential development for an undetermined number of dwellings but to including self-build plots and affordable housing with parkland and enhanced public access to Run Dike and the wider public right of way network.

District **Broadland**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

The site is greenfield land to the west of the Witton Run, therefore there are some areas at flood risk to the periphery of the site, which may result a reduction of the developable area. Initial highway evidence has highlighted that there are potential access constraints on the site, but these could be overcome through development. Also that subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. Other impacts include proximity to the Broads National Park, Special Area of Conservation, landscape character, impact on grade I listed building, proximity to sewage works, odour. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0352

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

Suitability Assessment

Site reference **GNL0375**

Site Area **8.91 hectares**

LOCATION

Land north of Postwick Lane/West of Holmesdale R

PROPOSED DEVELOPMENT

Residential development for approx. 200-250 dwellings, associated open space and possible community facilities.

District **Broadland**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

The is a greenfield site off Postwick Lane. Initial highway evidence has highlighted concerns that there are potential access constraints on the site, but these could be overcome through development. Also, that subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. Other impacts include proximity to the Broads National Park, Special Area of Conservation landscape character, potential loss of high quality agricultural land grade 2, development here would reduce the best and most versatile agricultural land, some small sections within risk of surface water flooding. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	5 to 10 years (between April 2021 and	(timescales have not been specified by the proposer if these fields left blank)
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The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	5 to 10 years (between April 2021 and	
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In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0375

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

Suitability Assessment

Site reference **GNL0436**

Site Area **17.17 hectares**

LOCATION

Land north of Golf links avenue

PROPOSED DEVELOPMENT

Residential development of up to 250 homes, plus open space and recreation and leisure uses.

District **Broadland**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This site is greenfield land partly off Golf Links Road which is a narrow lane that, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. Initial highway evidence has highlighted concerns that there are potential access constraints on the site, but these could be overcome through development. Also, that subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. Other impacts include proximity to the Broads National Park, Special Area of Conservation, landscape character, potential loss of recreational open space and green infrastructure, likely to require a replacement locally, potential loss of high quality agricultural land grade 2, development here would reduce the best and most versatile agricultural land, impact on Grade I listed building. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0436

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

Bunwell Suitability Assessment

Site reference **GNLP0009**

Site Area **6.15 hectares**

LOCATION

Church Farm
Church Lane
Bunwell
Norwich
Norfolk
NR16 1SL

PROPOSED DEVELOPMENT

Residential development of an unspecified number.

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This is a greenfield site situated between the B1113 and Little Green, lying north of and including existing housing allocation BUN 2. There are bus stops within 100m and bus routes adjoining but limited accessibility to other services. There are no known constraints in relation to utilities infrastructure, contamination/ground stability or flood risk. Off-site mains reinforcement, sewerage infrastructure upgrades and enhancements to waste water treatment capacity would be required to serve growth in this location. There are no nationally or locally protected landscapes, natural areas, sites or species in the vicinity of the site but it falls within a 3km protection zone around a SSSI which may require mitigation. There are several nearby listed buildings, including the Grade I Church of St Michael whose setting could be harmed without some mitigation and also significant concerns about the townscape impact of large scale development coalescing separate parts of Bunwell. Initial highways evidence has highlighted that potential access constraints could be overcome through development but that the site's remoteness could lead to increased car dependency. Subject to addressing heritage and townscape impacts, the site is considered suitable for the land availability assessment. Approximately 10 percent of the site is subject to an existing allocation for a similar form of development, consequently the site capacity for the purposes of the HELAA analysis will need to be reduced accordingly.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0009

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

Bunwell Suitability Assessment

Site reference **GNLP0224**

Site Area **2.50 hectares**

LOCATION

Land at Little Green
Bunwell

PROPOSED DEVELOPMENT

Employment use – light industrial

Norwich
Norfolk

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This is a greenfield site of 2.5 hectares, which is proposed for light industrial uses. The site would be accessed from Bunwell Street. There is no footway connecting the site to the more built-up areas of Bunwell (in either direction), but local traffic impacts could probably be mitigated. There are several nearby listed buildings, including the Grade I Church of St Michael. Very careful consideration of development would be necessary to respect (in particular) the longer views towards the church. Although not far from the Frank Dale Foods production site (with commercial buildings), this site is part of a large agricultural field, with no obvious landscape boundaries, and so could appear somewhat isolated in the rural environment. There are bus stops within 1200m of the site. Some sewerage and water supply upgrades would likely be necessary to serve the development. There would likely be little impact on any designated sites or species. The site has some significant constraints as a potential employment site, but is concluded as being suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0224

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

Suitability Assessment

Site reference **GNLP0537**

Site Area **1.03 hectares**

LOCATION

Land to the north of Bunwell Street
Bunwell
NR16 1QZ

PROPOSED DEVELOPMENT

Mixed use development of light industrial and housing of an unspecified number, with community open space and play area.

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This is a greenfield site, which adjoins an existing Local Plan residential allocation for 7 dwellings. Access would be from Bunwell Road; subject to appropriate footway provision, the highways impact would likely be acceptable. A number of listed buildings are nearby; impacts on these would need to be mitigated through design and layout. Some improvement works to the sewerage and water supply networks may be necessary.

There would likely be little impact on any designated sites or species.

There are bus stops within 1200m, with local employment opportunities and two primary schools within 2km. The site is concluded as being suitable for the land availability assessment

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0537

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

Suitability Assessment

Site reference **GNL0538**

Site Area **1.63 hectares**

LOCATION

Land opposite Lilac Farm, Bunwell Street
 Bunwell
 NR16 1QT

PROPOSED DEVELOPMENT

Residential development of an unspecified number with community open space and play area.

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This six-hectare greenfield site is proposed for residential use, with some potential for open space mentioned (it is opposite site 539). Access from Bunwell Street would probably be acceptable, and the local traffic increase would be limited. Appropriate footway provision would be necessary, but should be achievable. There are several listed buildings nearby, including Lilac Farm, and design of the site (particularly the northern and eastern boundaries) would need to be planned and landscaped sensitively to minimise impacts. Some sewerage upgrades would likely be necessary to serve the development, but there would be no impact on any designated sites or species. There are convenience shops and bus stops within 1200m. There are local employment opportunities and two primary schools within 2km walking distance. The site is concluded as being suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0538

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

Suitability Assessment

Site reference **GNL0539**

Site Area **0.78 hectares**

LOCATION

Lilac Farm
Bunwell
NR16 1QX

PROPOSED DEVELOPMENT

Residential development of an unspecified number.

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This greenfield site is proposed for residential use, with some potential for open space mentioned. It is opposite site 538. Access from Bunwell Street would probably be acceptable, and the local traffic increase would be limited. Appropriate footway provision would be necessary, but should be achievable. Lilac Farm is a Grade II listed building. Whilst there might be an opportunity to improve the immediate setting of the building through re-development, there is also clearly significant potential for the wider setting of the building to be harmed through residential development of the site.

Some sewerage upgrades would likely be necessary to serve the development, but there would be no impact on any designated sites or species. There are convenience shops and bus stops within 1200m. There are local employment opportunities and two primary schools within 2km walking distance. The listed building is obviously a significant constraint, but recognising that detailed work would be necessary to assess whether appropriate mitigation would be practicable, the site is concluded as being suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0539

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

Burston and Shimpling Suitability Assessment

Site reference **GNLP0349**

Site Area **1.54 hectares**

LOCATION

Land to the west of Gissing Road

PROPOSED DEVELOPMENT

Residential development of approx. 15-20 dwellings, with landscaping and open space.

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This is a large greenfield site west of Gissing Road, adjacent to the development boundary and housing on the opposite side of the road. It is well related to services and character of the village. Initial highway evidence has highlighted concerns that there are potential access constraints on the site, but these could be overcome through development. Also, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. There are no concerns over potential contamination, ground stability, loss of high quality agricultural land, loss of open space, nor ecology. Other constraints include SSSI within 3,000m, possible impact to listed building and conservation area. Anglian Water has advised of major constraints to provision of sewerage infrastructure - substantial off-site sewerage required to connect FW. There are a number of constraints affecting this site but these may be possible to mitigate. The site is concluded as suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0349

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

Suitability Assessment

Site reference **GNLP0386**

Site Area **2.44 hectares**

LOCATION

Land at Burston
Rectory Road

PROPOSED DEVELOPMENT

Residential development of an unspecified number.

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This is a large scale proposal on greenfield site off Rectory Road adjacent to the build up area. It is well related to services and character of the village. Initial highway evidence has highlighted concerns that there are potential access constraints on the site, but these could be overcome through development. Also, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. There are no concerns over potential contamination, ground stability, loss of high quality agricultural land, loss of open space, or ecology. Other constraints include SSSI within 3000m, potential impact to listed building and conservation area. Anglian Water has advised that major constraints to provision of sewerage infrastructure - substantial off-site sewerage required to connect FW. There are a number of constraints affecting this site but these may be possible to mitigate. The site is concluded as suitable for the land availability assessment.

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

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0386

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

Suitability Assessment

Site reference **GNL0560**

Site Area **1.51 hectares**

LOCATION

Diss Road
Burston
IP22 5RP

PROPOSED DEVELOPMENT

Residential development of approx. 5 dwellings, proposed as 'Stonnet-Haus' type homes.

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

The site is large greenfield site beyond the development boundary. It is slightly disconnected to the services and character of the village. Initial highway evidence has highlighted concerns that there are potential access constraints on the site, but these could be overcome through development. However, the site is considered to be remote from services for housing so development here would be likely to result in an increased use of unsustainable transport modes. There are no concerns over potential contamination, ground stability, loss of high quality agricultural land, loss of open space, nor ecology. However, other constraints include landscape sensitivities, SSSI buffer, county wildlife site opposite, and proximity to conservation area. Anglian Water has advised that major constraints to provision of sewerage infrastructure - substantial off-site sewerage required to connect FW. There are a number of constraints affecting this site but these may be possible to mitigate. The site is concluded as suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

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

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

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

Overall Conclusions for Site GNLP0560

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

Suitability Assessment

Site reference **GNLP0561**

Site Area **0.88 hectares**

LOCATION

Diss Road
Burston
IP22 5RP

PROPOSED DEVELOPMENT

Residential development, proposed as 30 'starter homes'.

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This is a large greenfield site off Diss Road and beyond the development boundary. It is slightly disconnected to the services and character of the village. Initial highway evidence has highlighted concerns that there are potential access constraints on the site, but these could be overcome through development. However, the site is considered to be remote from services for housing so development here would be likely to result in an increased use of unsustainable transport modes. There are no concerns over potential contamination, ground stability, loss of high quality agricultural land, loss of open space, nor ecology. However, other constraints include landscape sensitivities, SSSI buffer, county wildlife site opposite, and proximity to conservation area. Anglian Water has advised that major constraints to provision of sewerage infrastructure - substantial off-site sewerage required to connect FW. There are a number of constraints affecting this site but these may be possible to mitigate. The site is concluded as suitable for the land availability assessment.

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

Availability and Achievability Conclusions

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

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

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

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

Overall Conclusions for Site GNLP0561

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

Suitability Assessment

Site reference **GNLP0562**

Site Area **0.75 hectares**

LOCATION

Diss Road
Burston
IP22 5RP

PROPOSED DEVELOPMENT

Residential development, proposed for one dwelling.

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This is a large greenfield site off Diss Road and beyond the development boundary. It is slightly disconnected to the services and character of the village. Initial highway evidence has highlighted concerns that there are potential access constraints on the site, but these could be overcome through development. However, the site is considered to be remote from services for housing so development here would be likely to result in an increased use of unsustainable transport modes. There are no concerns over potential contamination, ground stability, loss of high quality agricultural land, loss of open space. However, other constraints include landscape sensitivities, SSSI buffer, and proximity to listed building and conservation area. Anglian Water has advised that major constraints to provision of sewerage infrastructure - substantial off-site sewerage required to connect FW. There are a number of constraints affecting this site but these may be possible to mitigate. The site is concluded as suitable for the land availability assessment.

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

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021)

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

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

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

Overall Conclusions for Site GNLP0562

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

Suitability Assessment

Site reference **GNLP1028**

Site Area **0.30 hectares**

LOCATION

Land east of Mill Road
Crown Farm Barn
Burston

PROPOSED DEVELOPMENT

Residential development of 5 dwellings

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This is a greenfield site outside the development boundary and adjacent to the conservation area. It is well related to services and character of the area. Initial highway evidence has highlighted concerns that there is no possibility of creating suitable access to the site based on current evidence. Also, the local road network is considered to be unsuitable either in terms of road capacity, or lack of footpath provision. There are no concerns over potential contamination, ground stability, loss of open space, loss of high quality agricultural land. However, other constraints include potential impacts on the setting of heritage assets, listed buildings, pond and ecology. The Crown PH is immediately to the south and is known as a music venue, so noise may be an issue. Anglian Water has advised that major constraints to provision of sewerage infrastructure - substantial off-site sewerage required to connect FW. There are a number of constraints affecting this site but these may be possible to mitigate. The site is concluded as suitable for the land availability assessment.

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

Availability and Achievability Conclusions

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

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

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

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

Overall Conclusions for Site GNLP1028

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

Buxton with Lammas Suitability Assessment

Site reference **GNLP0294**

Site Area **23.68 hectares**

LOCATION

Land off Scottow Road
Badersfield

PROPOSED DEVELOPMENT

Residential development of 720 dwellings

District **Broadland**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

The site located adjacent to Baddersfield/ RAF Coltishall and although it is some distance from Buxton main part of the village, it well related to the services and facilities in RAF Coltishall. Initial highway evidence has highlighted concerns that there are potential access constraints on the site, but these could be overcome through development and that, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. Furthermore, other constraints requiring further mitigation measures include potential impact on the setting of the RAF Coltishall Conservation Area and risk of surface water flooding. The site is concluded as suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0294

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

Suitability Assessment

Site reference **GNLP0297**

Site Area **1.68 hectares**

LOCATION

Land to east of Aylsham Road

PROPOSED DEVELOPMENT

Residential development of approx. 48 dwellings.

District **Broadland**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

The site is adjacent to main part of the village and therefore within easy access to the local school . Initial highway evidence has highlighted concerns that the possibility of creating a suitable access has significant constraints as it is bounded by Bure Valley Railway and Aylsham Road, but it is considered that it may be possible to mitigate this as well as noise, following further investigation . The land here is grade two agricultural land if developed would reduce the best and most versatile agricultural land. There are a number of constraints affecting this site but these may be possible to mitigate subject to further evidence. This site is concluded as suitable for the land availability assessment.

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

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0297

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

Suitability Assessment

Site reference **GNLP0387**

Site Area **3.62 hectares**

LOCATION

Land at Buxton
Back Lane

PROPOSED DEVELOPMENT

Residential development of approx. 110 dwellings.

District **Broadland**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

The site is partly adjacent to the build up area. Initial highway evidence has highlighted concerns that there are potential access constraints on the site, but these could be overcome through development. Also, the local road network is considered to be unsuitable either in terms of road capacity, or lack of footpath provision. There is limited impact but potentially some harm to the setting of The Orchards, Back Lane, a non-designated heritage asset dating from the early 19th century, which may require mitigation measures. There are a number of constraints affecting this site but these may be possible to mitigate. The site is concluded suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0387

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

Suitability Assessment

Site reference **GNLP0601**

Site Area **0.57 hectares**

LOCATION

Land West of Coltishall Road
Buxton with Lammas

PROPOSED DEVELOPMENT

Extension to the settlement limit with the potential for housing.

District **Broadland**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This is a small greenfield site off Coltishall Road beyond the settlement limit. It is well related to local services and character of the area. However, there are no footpaths at present. Initial highway evidence has indicated that it is likely that adequate access can be achieved. Opposite of the road there is frontage development therefore, impact in landscape terms is likely to be neutral. There are no concerns over ground stability, contamination or loss of high quality agricultural land. There are a number of constraints affecting this site but these may be possible to mitigate. The site is concluded suitable for the land availability assessment.

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

Availability and Achievability Conclusions

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

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

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

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

Overall Conclusions for Site GNLP0601

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

Caistor St Edmund / Poringland Suitability Assessment

Site reference **GNLP0131**

Site Area **1.23 hectares**

LOCATION

Land East of French church Farm
Caistor Lane

Caistor St Edmund
Norfolk
NR14 8RB

District **South Norfolk**

PROPOSED DEVELOPMENT

Residential development of approx. 5 dwellings.

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This is a small site west of Poringland on the south of Caistor Lane, with a wide road frontage. Initial highway advice has indicated that a suitable access could be achieved but the local road network is unsuitable. There is some access to services, but it is likely that the sewerage infrastructure network would need to be upgraded. There are no known constraints from utilities infrastructure, contamination or ground instability and there would be no loss of open space. The site contains an area at risk of surface water flooding, and also contains archaeological earthworks of some importance. The site does not affect a designated landscape or townscape but an ecological survey would be required. Although there are constraints, the site is considered to be suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0131

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

Suitability Assessment

Site reference **GNLP0485**

Site Area **36.33 hectares**

LOCATION

Land north of Caistor Lane,

PROPOSED DEVELOPMENT

Residential development of approx. 180 dwellings, proposed with 24ha for a new 'Caistor County Park'.

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This is a large site north of Caistor Lane, west of Poringland, which is proposed for housing with over 24ha of new country park. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained but that impact on local roads could be mitigated. The site has some access to services, but it is likely the sewerage network, including the water recycling centre, would need to be upgraded, and there are some areas at risk of flooding. There are no known constraints from utilities infrastructure, contamination or ground instability and there would be no loss of open space. The site contains an area at risk of surface water flooding, and also contains ancient woodland in the form of Caistor Wood, which is also a CWS and would need to be preserved. An ecological survey would be needed, and there are potential impacts on heritage assets. Although the site contains areas of significant constraint, if these are avoided it could contribute approximately 5ha as suitable for the land availability assessment.

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

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0485

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

Suitability Assessment

Site reference **GNLP0491**

Site Area **9.71 hectares**

LOCATION

Land south of Caistor Lane
 Caistor St Edmund
 Norwich
 NR14 8RB

PROPOSED DEVELOPMENT

Residential development of an unspecified number and public open space.

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This site lies to the south of Caistor Lane, to the west of the village of Poringland. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained but that impact on local roads could be mitigated. There is some access to local services, but it is likely the water supply and sewerage network, including the water recycling centre, would need to be upgraded. There are no known constraints from utilities infrastructure, contamination or ground instability and there would be no loss of open space. The site contains areas at risk of surface water flooding, and an ecological survey would be needed, but development would not affect designated landscapes or townscapes. Although the site has several constraints, it is considered suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0491

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

Suitability Assessment

Site reference **GNLP0532**

Site Area **0.50 hectares**

LOCATION

Land East of Norwich Road
Caistor St Edmund
NR14 8QS

PROPOSED DEVELOPMENT

Residential development of approx. 5 dwellings.

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

The site is located in the countryside north of the village on Stoke Road, adjacent to the water works which may impact on residential amenity. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained, the site is remote and the road network is unsuitable. There is a bus stop within walking distance. It is likely the water recycling centre would need to be upgraded. There are no known constraints from utilities infrastructure, but there could be noise and contamination issues from the adjacent site. There are some areas of the site at risk of surface water flooding and a small part of the site is within the southern bypass protection zone. There would be no loss of public open space and the site does not affect any designated townscape. However, there is a geological SSSI to the north and scheduled monument to the south. Although the site has several constraints, it is considered suitable for the land availability assessment

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

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0532

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

Cantley Suitability Assessment

Site reference **GNLP0281**

Site Area **0.82 hectares**

LOCATION

The bungalows/garages and stable block
Grange Road
Land registry NK214345

PROPOSED DEVELOPMENT

Demolition of existing dwellings and residential redevelopment for approx. 20 homes with new entry road from Peregrine close

District **Broadland**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This is a brownfield site comprising two dwellings and garaging adjoining The Grange on the eastern edge of Cantley. The site has some accessibility to core services and facilities including local employment, a primary school and bus and rail services. There are no known constraints from utilities infrastructure or contamination/ground stability and only very limited risk of surface water flooding to a small area of the site. Enhancements to waste water treatment capacity and sewerage infrastructure upgrades would be required to serve growth in this location. The site is on the edge of the Broads SAC/SPA and a number of other SSSIs are within 3km resulting in the need for mitigation. There are no identified impacts on sensitive townscape but some potential impact on the setting of nearby heritage assets and the adjoining Grange: as a previously developed site development has the potential to enhance the area. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained but that any impact on the functioning of local roads could be mitigated. Subject to the resolution of highways access constraints, the site is considered suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0281

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

Carleton Rode Suitability Assessment

Site reference **GNLP0438**

Site Area **0.53 hectares**

LOCATION

Land south of Flaxlands Road

PROPOSED DEVELOPMENT

Residential development of approx. 11 dwellings with associated access.

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

The greenfield site contains, but is slightly larger than, the existing allocation CAR2 and could accommodate about 10 dwellings. Access would be from Flaxlands Road; subject to an appropriate access and provision of a footway, there would not be any significant highways concerns. There are bus stops within 1200m and a school (Carleton Rode Primary) and some local employment opportunities within 2km. There are several listed buildings within 400m, and the setting of The Manor would need to be considered in any design. Some mitigation may be needed if there were any significant impacts on nearby New Buckenham Common SSSI. There are capacity constraints at Carleton Rode Water Recycling Centre, and no surface water sewers in the village. There are major constraints to provision of sewerage infrastructure - substantial off-site sewerage works would be required to connect and enhancement to the WRC treatment capacity may be required. It may be that a private sewerage solution would be necessary (cesspit/septic tank). Off-site mains reinforcement is required to upgrade the water supply. Although there are a number of constraints these could be overcome. However, approximately 75% of the site is already allocated for housing. Therefore, 0.1ha of the site is concluded as being suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

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

Overall Conclusions for Site GNLP0438

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

Suitability Assessment

Site reference **GNL0439**

Site Area **0.20 hectares**

LOCATION

Land west of Rode Lane

PROPOSED DEVELOPMENT

Residential development - 10 dwellings

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

The greenfield site is only slightly larger than the existing allocation CAR1 which could accommodate about 10 dwellings. Access would be from Rode Lane; subject to an appropriate access and provision of a footway, there would not be any significant highways concerns. There are bus stops within 1200m and a school (Carleton Rode Primary) and some local employment opportunities within 2km. There are several listed buildings close by, including Plough End (opposite the site) and the Plough Inn. Some mitigation may be needed if there were any significant impacts on nearby New Buckenham Common SSSI. There are capacity constraints at Carleton Rode Water Recycling Centre, and no surface water sewers in the village. There are major constraints to provision of sewerage infrastructure - substantial off-site sewerage works would be required to connect and enhancement to the WRC treatment capacity may be required. It may be that a private sewerage solution would be necessary (cesspit/septic tank). Off-site mains reinforcement is required to upgrade the water supply. As the site is subject to an existing allocation for a similar form of development, it will not contribute any additional development capacity for the purposes of the HELAA analysis. The site is therefore concluded as being unsuitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0439

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Carleton Rode

Suitability Assessment

Site reference **GNLP0547**

Site Area **1.17 hectares**

LOCATION

Carleton Barn, Rode Lane
Carleton Rode

PROPOSED DEVELOPMENT

Residential development of approx. 10-15 dwellings.

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This greenfield site would be accessed from the B1113 (The Turnpike). Subject to a suitable access being available, the highways impacts of this site would likely be acceptable. There are a number of listed buildings fairly close by, and the immediate townscape is attractive, with larger farmhouses set in spacious grounds the typical form of development. A higher-density development would therefore be unlikely to be appropriate, with the design of even a lower-density needing to be considered carefully to respect the setting of the listed buildings. There are capacity constraints at Carleton Rode Water Recycling Centre, and no surface water sewers in the village. There are major constraints to provision of sewerage infrastructure - substantial off-site sewerage works would be required to connect and enhancement to the WRC treatment capacity may be required. It may be that a private sewerage solution would be necessary (cesspit/septic tank). Off-site mains reinforcement is required to upgrade the water supply. The site is concluded as being suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0547

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

Cawston Suitability Assessment

Site reference **GNLP0126-A**

Site Area **0.42 hectares**

LOCATION

Land off Fred Tuddenham Drive & Paul Englehard W

Cawston
Norwich
NR10 4FE

District **Broadland**

PROPOSED DEVELOPMENT

Residential development of 14 dwellings off Fred Tuddenham Drive and mixed use development of 36 dwellings and 4 B1 units with total floor area of 200m² off Paul Englehard Way.

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This is a greenfield site on the north-eastern edge of Cawston adjoining an existing housing estate and a small business park. Land to the east (GNLP0126-B) forms part of the same submission with an option to develop both sites comprehensively. The site is relatively accessible to core services and facilities in Cawston including employment opportunities and a primary school. There are no known constraints from utilities infrastructure, contamination/ground stability or flood risk. Sewerage infrastructure upgrades would be required to serve growth in this location. There are no nationally or locally protected landscapes in the immediate vicinity of the site. There are two SSSIs within 3km which may need specific mitigation in the event that both sites were developed in tandem. Development would not result in the loss of any locally protected public open space but it would lead to the loss of high quality agricultural land (Grade 2). There would be limited impact on heritage assets and on townscape. Initial highway evidence has indicated that potential access constraints could be overcome through development and that any impact on the functioning of local roads could be mitigated. The site is considered suitable for the land availability assessment both individually and in combination with the adjoining site GNLP0126-B.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0126-A

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

Suitability Assessment

Site reference **GNLP0126-B**

Site Area **1.18 hectares**

LOCATION

Land off Fred Tuddenham Drive & Paul Englehard W

Cawston
Norwich
NR10 4FE

District **Broadland**

PROPOSED DEVELOPMENT

Residential development of 14 dwellings off Fred Tuddenham Drive and mixed use development of 36 dwellings and 4 B1 units with total floor area of 200m² off Paul Englehard Way.

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This is a greenfield site on the north-eastern edge of Cawston adjoining an existing housing estate. Land to the west (GNLP0126-A) forms part of the same submission with an option to develop both sites comprehensively. The site is relatively accessible to core services and facilities in Cawston including employment opportunities and a primary school. There are no known constraints from utilities infrastructure, contamination/ground stability or flood risk. Sewerage infrastructure upgrades would be required to serve growth in this location. There are no nationally or locally protected landscapes in the immediate vicinity of the site. There are two SSSIs within 3km which may need specific mitigation in the event that both sites were developed in tandem. Development would not result in the loss of any locally protected public open space but it would lead to the loss of high quality agricultural land (Grade 2). There would be limited impact on heritage assets and on townscape. Initial highway evidence has indicated that potential access constraints could be overcome through development and that any impact on the functioning of local roads could be mitigated. The site is considered suitable for the land availability assessment both individually and in combination with the adjoining site GNLP0126-A.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0126-B

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

Suitability Assessment

Site reference **GNLP0293**

Site Area **16.08 hectares**

LOCATION

East of Gayford Road fronting on to Aylsham Road

PROPOSED DEVELOPMENT

Residential development of approx. 200 homes including affordable housing as well as community uses including a scout hut.

District **Broadland**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This is an extensive greenfield site on the north-eastern edge of Cawston between the B1145 Aylsham Road and Marriott's Way, incorporating an existing housing allocation site CAW 2 at its south end. The site is relatively accessible to core services and facilities in Cawston including employment opportunities and a primary school. There are no known constraints from utilities infrastructure or contamination/ground stability but a small area of the site is prone to surface water flooding. Off-site mains reinforcement and sewerage infrastructure upgrades would be required to serve growth in this location. There are no nationally or locally protected landscapes in the immediate vicinity of the site. There are a number of SSSIs and SACs within 3km which would need specific mitigation from development at the scale proposed, additionally there is a County Wildlife Site at Marriott's Way to the northern boundary. Development would not result in the loss of any locally protected public open space but it would lead to the loss of high quality agricultural land (Grade 2). Development is judged to have a very significant potential impact on the townscape setting of Cawston conservation area and nearby heritage assets, additionally there are protected TPO trees on and around the site. adjoining the site. Initial highway evidence has indicated that potential access constraints could be overcome through development and that any impact on the functioning of local roads could be mitigated. Subject to the need for substantial mitigation of heritage and townscape impacts the site is considered suitable for the land availability assessment. Approximately 5 percent of the site is subject to an existing planning permission or allocation for a similar form of development, consequently the site capacity for the purposes of the HELAA analysis will need to be reduced accordingly.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 5 to 10 years (between April 2021 and

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

Overall Conclusions for Site GNLP0293

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

Chedgrave Suitability Assessment

Site reference **GNLP0463**

Site Area **3.07 hectares**

LOCATION

Land off Langley Road

PROPOSED DEVELOPMENT

Residential development of up to 70 dwellings, with open to space to the north as necessary.

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This is a large greenfield site off Langley Road and Snow's Lane and adjacent to the development boundary. It is not particularly well related to services as mostly located to the south in Loddon. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development. Also, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. There are no concerns over potential contamination, ground stability, loss of high quality agricultural land, nor loss of open space. However, other constraints include the proximity to Langley Historic Park (opposite) and potential impact on the wider setting of grade 1 listed building. Other environmental sensitivities at this location include the Broads (within the 1,000 m buffer), special area of conservation and SSSI, (within 3,000 m buffer), risk of surface water flooding. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0463

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

Suitability Assessment

Site reference **GNL0541**

Site Area **0.49 hectares**

LOCATION

Land bordering Hardley Road and Pits Lane
Chedgrave

PROPOSED DEVELOPMENT

Residential development of between 5 to 8 dwellings.

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This is a small site off Hardley Road and Pits lane. It is adjacent to the development boundary, though not particularly well related to services nor sympathetic to the character of the village. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development. However, The local road network is considered to be unsuitable either in terms of road capacity, or lack of footpath provision. There are no concerns over ground stability, potential contamination, loss of high quality agricultural land, nor loss of open space. However, other constraints include areas at risk of surface water flooding, close proximity to the Broads, partly within Conservation Area, proximity to listed buildings. This is an environmentally sensitive area as within 3,000 m buffer to SSSI Harley Flood to the east, Special Area of Conservation, Special Protection Area. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.

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

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0541

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

Suitability Assessment

Site reference **GNLP1014**

Site Area **1.60 hectares**

LOCATION

Land on the west side of Norwich Road, Chedgrave

PROPOSED DEVELOPMENT

Residential development of an unspecified number.

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This is a large greenfield site beyond development boundary to the west. It is not particularly well related to the services nor character of the village. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development. Also, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. There are no concerns over potential contamination, ground stability, loss of high quality agricultural land, nor loss of open space. However, other constraints include proximity to listed buildings, risk of surface water flooding, ecology. More significantly, this is an environmentally sensitive area as within 3,000 m buffer to SSSI Harley Flood to the east, Special Area of Conservation, Special Protection Area. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

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

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

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

Overall Conclusions for Site GNLP1014

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

Claxton Suitability Assessment

Site reference **GNLPO530**

Site Area **1.79 hectares**

LOCATION

PROPOSED DEVELOPMENT

Land West of Claxton Church Road

Residential development of approx. 8 dwellings.

Ashby St Mary

NR14 7BZ

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This is a greenfield site off Church Lane. It is beyond an existing cluster of development and farm buildings to the south in Ashby St Mary with Claxton House opposite. Development would be intrusive into the mostly open agricultural landscape separating Ashby from Claxton and Hellington . It is not well related to services, with only a primary school and limited local employment opportunities within 2km. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained. Also, the site is considered to be remote so development here would be likely to result in an increased use of unsustainable transport modes. There are no concerns about ground stability, contamination, flood risk, loss of open space or impact on heritage assets. However, other constraints include potential impact to landscape, within 3km of Broads(SAC, SPA, National Park, SSSI) and recorded protected species on site (Brown Hare), There are a number of constraints affecting this site but these may be possible to mitigate. The site is concluded as suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

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

Overall Conclusions for Site GNLP0530

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

Colney Suitability Assessment

Site reference **GNLP0140-A**

Site Area **2.40 hectares**

LOCATION

University of East Anglia (South Norfolk Sites)
Colney Lane/Earlham Road

Norwich
Norfolk
NR4 7TJ

District **South Norfolk**

PROPOSED DEVELOPMENT

Proposed Colney Lane Clubhouse/Pavilion and
Artificial Grass Match Pitch (application ref:
2016/0233);

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This site is proposed as a clubhouse and sports pitches, and as such is not a HELAA use, therefore the site has not been assessed for the purposes of the HELAA.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

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

Overall Conclusions for Site GNL0140-A

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Suitability Assessment

Site reference **GNLP0140-B**

Site Area **0.89 hectares**

LOCATION

University of East Anglia (South Norfolk Sites)
Colney Lane/Earlham Road

Norwich
Norfolk
NR4 7TJ

District **South Norfolk**

PROPOSED DEVELOPMENT

B: Colney Lane Car Park extension - included as part of Clubhouse/Pavilion (application ref: 2016/0233);

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This site is proposed as a car park extension, and as such is not a HELAA use, therefore the site has not been assessed for the purposes of the HELAA.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

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

Overall Conclusions for Site GNL0140-B

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Suitability Assessment

Site reference **GNLP0140-C**

Site Area **4.23 hectares**

LOCATION

University of East Anglia (South Norfolk Sites)
Colney Lane/Earlham Road

Norwich
Norfolk
NR4 7TJ

District **South Norfolk**

PROPOSED DEVELOPMENT

C: UEA 'Triangle Site' university related development such as teaching / research / accommodation / general infrastructure / ancillary uses

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This site is proposed for 'university related development. Although assessed as suitable, the site is subject to an existing planning permission or allocation for a similar form of development, consequently it will not contribute any additional development capacity for the purposes of the HELAA analysis.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

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

Overall Conclusions for Site GNL0140-C

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Suitability Assessment

Site reference **GNL0158**

Site Area **2.92 hectares**

LOCATION

Land at Hall Farm
Watton Road

Colney
Norfolk
NR4 7TY

District **South Norfolk**

PROPOSED DEVELOPMENT

Residential development of an unspecified number dwellings.

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This is an area of land at the rear of a farmyard, previously containing farm buildings which appear to have now blended into the landscape. Initial highway evidence has indicated that a suitable access may be possible and although the site is remote from services there are employers and bus stops within walking distance. There are no known constraints from utilities infrastructure, contamination or ground instability and there would be no loss of public open space. Sewerage infrastructure upgrades would be required and almost half the site is at risk of flooding. This site is in the designated river valley and district conservation officers have concerns about the impact on the townscape, so landscape mitigation would be required and some heritage mitigation may also be required. Ecologists are concerned about the site's proximity to the river Yare CWS and tree belts used by bats. This is a heavily constrained site, but mitigation could be possible and on balance, the site is considered suitable for the land availability

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0158

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

Suitability Assessment

Site reference **GNLP0253**

Site Area **26.30 hectares**

LOCATION

Colney Hall
 Watton Road
 Colney
 Norwich
 Norfolk
 NR4 7TY

PROPOSED DEVELOPMENT

Mixed-use residential development, proposed for 200 retirement properties, an associated facility for life-long learning and support, and a well-being therapy centre.

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This site at Colney Hall is proposed for retirement residential/research. It is not well connected to services with only bus stops within walking distance. Initial highway evidence has indicated that a suitable access may be possible, and that impact on local roads could be mitigated. Sewerage infrastructure upgrades would be required, including the water recycling centre, and approximately 10% of the site is at risk of flooding. Part of the site is a former landfill, so contamination would be a concern. The site is within the southern bypass protection zone and the designated river valley, so landscape mitigation is likely to be required. There are large areas of woodland and part of a CWS within the site, and the county ecologist advises that the site would be unsuitable for housing. Conservation officers are concerned at the potential impact on the setting of Colney Hall, which is historic parkland. There are no known constraints from utilities infrastructure and there would be no loss to public open space. This is a heavily constrained site, but mitigation could be possible and on balance, 90% of the site (approx. 23.70 ha) is considered suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0253

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

Suitability Assessment

Site reference **GNL0331**

Site Area **63.55 hectares**

LOCATION

Land adjacent to Norwich Research Park
Colney

PROPOSED DEVELOPMENT

Commercial and employment – business, office, academic, medical and healthcare facilities.

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This is a large site proposed for employment uses, which partially overlaps an existing commitment by 4.7ha. Mains water and sewerage infrastructure upgrades would be required, including the water recycling centre, and there are areas within the site at risk from flooding. The site is within the southern bypass protection zone; landscape mitigation is likely to be required, and ecological mitigation is also likely to be required for tree belts and woodland. Initial highway evidence has indicated that a suitable access may be possible, and that impact on local roads could be mitigated. There are no known constraints from utilities infrastructure or contamination, and there would be no loss to public open space or impact on the historic environment. Approximately 7% of the site is subject to an existing allocation for a similar form of development, consequently the site capacity for the purposes of the HELAA analysis will need to be reduced accordingly. Although there are a number of constraints on the site, on balance it is considered that 58ha of the site is suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 10 to 15 years (between April 2026 and April 2041)

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

Overall Conclusions for Site GNLP0331

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

Suitability Assessment

Site reference **GNLP0514**Site Area **0.59 hectares****LOCATION**Old Watton Road
Colney
NR4 7TW**PROPOSED DEVELOPMENT**

Residential development for an unspecified numbers of dwellings.

District **South Norfolk****CONSTRAINTS ANALYSIS**

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This site sits between the river Yare and the Old Watton Road, close to a cluster of dwellings. There are some services within walking distance. Initial highway evidence has indicated that a suitable access may be possible, and that the impact on local roads could be mitigated. Sewerage infrastructure upgrades would be required, including the water recycling centre, and there are some areas at risk of flooding. The site is in the designated river valley and close to a CWS. There are no known constraints from utilities infrastructure or contamination, and there would be no loss to public open space. Although there are constraints on the site, it is to be suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0514

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

Suitability Assessment

Site reference **GNLP0592**

Site Area **2.99 hectares**

LOCATION

Woodside Hollies, 32 Watton Road
Colney
NR4 7TY

PROPOSED DEVELOPMENT

Residential development of an unspecified number or continuation of the Research Park.

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This is a site which would be backland development, accessible only from a track, unless it took access from the adjacent site (GNLP0331). It is proposed for either housing or employment use. The site has reasonable accessibility to services with bus stops and employment/housing within walking distance. Mains water supply and sewerage infrastructure would need to be upgraded. The site is within the southern bypass protection zone; landscape mitigation is likely to be required. There are no known constraints from utilities infrastructure, flooding or contamination, and there would be no loss to public open space. Although there are constraints on the site, it is considered to be suitable for employment use for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

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

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

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

Overall Conclusions for Site GNLP0592

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

Coltishall & Horstead Suitability Assessment

Site reference **GNLP0265**

Site Area **2.51 hectares**

LOCATION

Land south of Jordans Scrapyard
Coltishall

Norwich
Norfolk
NR12 7JL

District **Broadland**

PROPOSED DEVELOPMENT

Residential development of 25 - 30 dwellings with associated affordable housing, public open space and green infrastructure.

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

The site is off Rectory Road adjacent south of Jordans Scrapyard and existing allocation, there is a possibly filled ground/lime pit which may require further investigation. Initial highway evidence has highlighted concerns that there are potential access constraints on the site, but these could be overcome through development. Also it is believed that, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. As it is partly within the Conservation Area any potential impact to historic buildings will require mitigation measures. Mature trees present on site therefore, ecological surveys may be required. Sewerage infrastructure upgrades required to serve proposed growth. A number of constraints have been identified but subject to being able to overcome these the site is concluded as suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0265

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

Suitability Assessment

Site reference **GNLP0388**Site Area **2.98 hectares****LOCATION**

Land at Coltishall

PROPOSED DEVELOPMENT

Residential development of approx. 35 dwellings

St. John's Close

District **Broadland****CONSTRAINTS ANALYSIS**

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

The site is a greenfield site, off St John's Close and well related to services. Initial highway evidence has indicated that an acceptable vehicular access is likely from St John's Close. Also it is believed that, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. Conservation Area located to the south any potential impacts should be mitigated. The River Bure is located to the south, suitable water pollution mitigation measures will be required. A number of constraints have been identified but subject to being able to overcome these the site is concluded as suitable for the land availability assessment.

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

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
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The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Up to 5 years (by April 2021)	
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In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0388

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

Suitability Assessment

Site reference **GNLP1056**

Site Area **0.46 hectares**

LOCATION

Land at Buxton Road

Horstead

PROPOSED DEVELOPMENT

Residential development up to 20 homes.

District **Broadland**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

The site is on Buxton Road, which is narrow, it is beyond Horstead therefore not well related to services as Horstead relies on Coltishall for facilities. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained. Also the site is considered to be remote from services for housing development so development here would be likely to result in an increased use of unsustainable transport modes. Other potential impacts include the presence of historic record requiring further investigation. There are a number of constraints affecting this site, particularly its lack of accessibility to any core services and so that site is concluded as unsuitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

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

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

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

Overall Conclusions for Site GNLP1056

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Costessey Suitability Assessment

Site reference **GNLP0039**

Site Area **4.58 hectares**

LOCATION

Land to the North East of Town House Road

Costessey
Norwich
Norfolk

PROPOSED DEVELOPMENT

Residential development of an unspecified number

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This site is north of Town House Road, slightly separated from the built up area of Old Costessey and surrounded by undeveloped land. It contains a sewage pumping station and is not directly connected to a road. There are several services within a nominal walking distance (although this assumes an access which does not currently exist). Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained. There are no known constraints from utilities infrastructure, contamination or ground stability, there would be no loss of open space and almost the entire site is at low risk of flooding. Sewerage infrastructure upgrades are likely to be needed, and the site is in the designated river valley. Some ecological mitigation may be required. There are a number of constraints on the site, most notably the lack of access and poor relationship to the existing settlement pattern. As the purchase of third party land is likely to be needed to resolve the access issue, on balance this site is considered unsuitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0039

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Suitability Assessment

Site reference **GNLP0206**

Site Area **17.82 hectares**

LOCATION

Land South of Cleves Way / East of Longwater Lane
Costessey

PROPOSED DEVELOPMENT

Residential development of an unspecified number of dwellings.

Norwich,
Norfolk
NR8 5EW

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

The site lies east of Longwater Lane, adjacent to the River Tud. Initial highway evidence has indicated that it would be possible to achieve a suitable access and mitigate the impact on local roads, and there is pedestrian access to some services. Sewerage infrastructure upgrades are likely to be needed, the site has a significant band of land at risk of flooding (Zone 3b) to the south, and avoiding this area means the site would need to be developed with GNLP0284 for access and to form a cohesive development. The site is entirely within the designated river valley; landscaping, heritage and ecology mitigation are very likely to be required. There are no known constraints from utilities infrastructure, contamination or ground stability and there would be no loss of open space. There are a number of constraints affecting this site, the most significant being flood risk. However, excluding the area of flood risk, on balance approximately 9.7ha would be suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0206

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

Suitability Assessment

Site reference **GNLP0238**

Site Area **7.09 hectares**

LOCATION

Land North of Farmland Road

Costessey
Norfolk

District **South Norfolk**

PROPOSED DEVELOPMENT

Residential development of approx. 83 dwellings, and public open space.

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

The site lies to the north of Farmland Road, west of Bunkers Hill in New Costessey. Initial highway evidence has indicated that it would be possible to achieve a suitable access and mitigate the impact on local roads, and there is pedestrian access to some services. This site would require upgrades to the mains water supply and sewerage infrastructure, including water recycling centre upgrade. Development would need to avoid areas at risk of flooding and avoid harmful impact on the adjacent CWS and surface water run-off to the river Tud. There are no known constraints from utilities infrastructure, contamination or ground stability, there would be no loss of open space and no impact on heritage assets. There are some constraints to this site. However, removing the land at risk of flooding, it is considered that 5.8ha of this site is suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

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

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

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

Overall Conclusions for Site GNLP0238

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

Suitability Assessment

Site reference **GNLP0243**

Site Area **2.75 hectares**

LOCATION

12 Longwater Lane

PROPOSED DEVELOPMENT

Residential development of an unspecified number of dwellings.

Costessey
Norwich
NR5 0TA

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This site lies to the west of Longwater Lane and would be backland development, but adjacent to existing housing. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained. Half the site is in the designated river valley and ecological mitigation may be needed for nearby CWS and SSSI, woodland and boundary features. Sewerage and water supply infrastructure upgrades are likely to be needed, including enhancement to the water recycling centre. There is a wide range of services accessible on foot, there are no known constraints from utilities infrastructure, contamination or ground stability, there would be no loss of open space and the site is at low risk of flooding. The main constraint on this site is the access, which would need further investigation (it is between a dwelling and a belt of TPO trees). However, on balance this site is considered suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

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

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

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

Overall Conclusions for Site GNLP0243

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

Suitability Assessment

Site reference **GNLP0266**

Site Area **46.62 hectares**

LOCATION

Costessey Landfill Site, and adjoining land
 Dereham Road
 Costessey
 Norwich
 Norfolk
 NR5 0TL

PROPOSED DEVELOPMENT

Mixed use development, comprising an unspecified amount of residential development, employment uses near to the Longwater Industrial Estate, and public open space. Master planning of the site is dependent on considerations for the Longwater Link Road.

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This is a large site to the north of Dereham Road, adjoining Longwater Retail Park and the golf course. 2.6ha of this site contains part of an existing commitment. The site contains an area under consideration by NCC for the proposed Longwater link road. There is a wide range of services accessible on foot, and there are no known constraints from utilities infrastructure, contamination or ground stability. There would be no loss of open space. The site contains a closed landfill and areas of unrestored mineral workings, which would require remediation. There are some areas of flood risk and the site contains a CWS and areas of semi-natural habitat. Sewerage and water supply infrastructure upgrades are likely to be needed, including enhancement to the water recycling centre. The northern part of the site is in the designated river valley, and mitigation may also be required to address impact on heritage assets. Despite the constraints on this site, it is large enough that the various issues could be mitigated. Approximately 7 percent of the site is subject to an existing planning permission or allocation for a similar form of development, consequently the site capacity for the purposes of the HELAA analysis will need to be reduced accordingly. On balance, excluding the 6.2 ha which is already committed, 44ha of this site is considered suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0266

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

Suitability Assessment

Site reference **GNL0284**

Site Area **3.86 hectares**

LOCATION

Land at Town House Road

PROPOSED DEVELOPMENT

Residential development of approx. 92 dwellings, and open space.

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

The site lies to the south of Town House Road, between the church and existing housing at Lime Tree Avenue. Initial highway evidence has indicated that an access could potentially be achieved, and the impact on local roads could be mitigated. There is a wide range of services accessible on foot, and there are no known constraints from utilities infrastructure, contamination or ground stability. There would be no loss of open space and the site is not at risk of flooding. Sewerage and water supply infrastructure upgrades are likely to be needed, including enhancement to the water recycling centre. The site is entirely within the designated river valley and development may need to mitigate impact on the setting of the church. Landscaping and ecology mitigation are very likely to be required.

Although there are constraints to this site, it is considered suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
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The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Up to 5 years (by April 2021)	
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In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0284

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

Suitability Assessment

Site reference **GNL0468**

Site Area **4.43 hectares**

LOCATION

Land off Ringland Lane

PROPOSED DEVELOPMENT

Residential development of approximately 50 dwellings with open space.

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This site lies between a garden centre and a small cluster of dwellings in a less-developed part of the parish in the designated river valley. There is a significant area at risk of flooding, and the site would require ecological mitigation to address its proximity to a CWS, SSSI and ancient woodland. Sewerage infrastructure upgrades are likely to be needed, including enhancement to the water recycling centre. There are some services within walking distance, and there are no known constraints from utilities infrastructure, contamination or ground stability, there would be no loss of open space or impact on designated heritage assets. There are a number of constraints on the site, most notably the potential ecological impact and poor relationship to the existing settlement pattern. However, on balance this site is considered suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0468

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

Suitability Assessment

Site reference **GNLP0489**

Site Area **2.57 hectares**

LOCATION

Land off Gunton Lane
Costessey
Norwich
NR5 0AG

PROPOSED DEVELOPMENT

Residential development of an unspecified number.

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This is a triangular site between Gunton Lane and Marriotts Way, to the east of New Costessey. It is within the designated river valley, adjacent to Marriotts Way footpath (a heritage asset and CWS) and there is a further CWS bounding the site. The site has areas at risk of flooding and 10% is in Flood Zone 3b. Sewerage infrastructure upgrades are likely to be needed, including enhancement to the water recycling centre. Initial highway evidence has indicated that access and local road capacity constraints could be overcome, and there is good pedestrian access to local services. There are no known constraints from utilities infrastructure, contamination or ground stability, there would be no loss of open space or impact on designated heritage assets. There are a number of constraints on the site, most notably the potential ecological impact, poor relationship to the existing settlement pattern and the need to avoid the area in flood zone 3b. However, on balance 90% (approx. 2.3 hectares) of this site is considered suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0489

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

Suitability Assessment

Site reference **GNLP0510**

Site Area **0.40 hectares**

LOCATION

Side and Rear of 61 Longwater Lane
Costessey
NR5 0TE

PROPOSED DEVELOPMENT

Residential development of approx. 6 homes.

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This site would be backland development off Longwater Lane and initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained. The majority of the site is in the designated river valley, and also at risk of flooding, and the site contains a bowls club currently protected as important local open space. Enhancement to the water recycling centre may be required. The site does have walkable access to a range of services, and there are no known constraints from utilities infrastructure, contamination or ground instability. No heritage assets would be impacted. There are several significant constraints on this site, most notably poor access, flooding and loss of important local open space. Therefore, this site is considered unsuitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0510

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Suitability Assessment

Site reference **GNL0593**

Site Area **1.27 hectares**

LOCATION

Roundwell Works
Costessey

PROPOSED DEVELOPMENT

Residential development for approx. 55 dwellings.

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

This site lies in a largely residential area to the south of Dereham Road, surrounded on three sides by housing, with Barnard Road employment area to the south. This would effectively be an infill site, redeveloped from an existing employment site which may have some contamination. It would entail the loss of local employment and require water supply and sewerage infrastructure upgrades. The site has walkable access to a range of services, and there are no known constraints from utilities infrastructure, contamination or ground instability. There is no risk of flooding, no loss of open space and minimal risk to ecological or heritage assets. Although there are some constraints on this site, in particular the loss of employment, the site is considered suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

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

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

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

Overall Conclusions for Site GNLP0593

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

Cringleford Suitability Assessment

Site reference **GNLP0307**

Site Area **53.00 hectares**

LOCATION

Land South-west of Newfound Farm
Colney Lane

PROPOSED DEVELOPMENT

Residential development of an unspecified number, incorporating a primary school, a small local centre and public open spaces.

District **South Norfolk**

CONSTRAINTS ANALYSIS

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

IMPACTS ANALYSIS

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

SITE SUITABILITY CONCLUSIONS

The site is to the south of Colney Lane and a significant part of it already has planning consent. It is within walking distance of Cringleford which has a primary school, the Norwich Research park that is a significant employment area and is well connected by local bus services. Identified constraints are waste water treatment work capacity, sewer capacity, the Norwich Southern Bypass landscape protection zone, impacts on the Yare valley and the local road network. Development of a site of this scale is likely to be able to overcome or mitigate the identified constraints and this is evidenced through a significant part of the site having planning consent. Approximately 65% of the site is subject to an existing planning permission for a similar form of development, consequently the site capacity for the purposes of the HELAA analysis will need to be reduced accordingly. Therefore 35% of the site is concluded as suitable for the land availability assessment.

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

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by March 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0307

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0327**

Site Area **8.46 hectares**

LOCATION

Land adjacent Newmarket Road

PROPOSED DEVELOPMENT

Type of development unspecified.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

The site is to the south of Roundhouse Way and is adjacent to land with planning consent that will provide opportunities for access and connection to wider services and facilities. It is within walking distance of Cringleford which has a primary school, the Norwich Research park that is a significant employment area and is well connected by local bus services. Identified constraints are waste water treatment work capacity, sewer capacity, the Norwich Southern Bypass landscape protection zone, proximity of listed buildings, noise from the A47, impacts on the Yare valley and the local road network. Development of a site of this scale is likely to be able to overcome or mitigate the identified constraints. The site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0327

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0461**

Site Area **2.79 hectares**

LOCATION

Land off Gurney Lane

PROPOSED DEVELOPMENT

Residential development of approx. 40 dwellings with open space.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is accessed from Gurney Way and is within walking distance of Cringleford which has a primary school, the Norwich Research park that is a significant employment area and is well connected by local bus services. Identified constraints on the site are access, impacts on listed buildings, sewer capacity, flood risk and impacts on the River Yare valley. Based on current evidence it is considered that there could be mitigation, but further evidence will be required to demonstrate this is so. The site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0461

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Cringleford/Colney Suitability Assessment

Site reference **GNLP0244**

Site Area **7.34 hectares**

LOCATION

Land at Colney Lane
Cringleford

Norwich
Norfolk
NR4 7RQ

District **South Norfolk**

PROPOSED DEVELOPMENT

7.34 University related development e.g. teaching, research, accommodation, general infrastructure, ancillary uses. Norwich Research Park related uses. Potential residential development.

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Amber
Flood Risk	Green
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Red
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is to the north of Colney Lane and is predominantly woodland some of which has public access. The site is in close proximity to the Norwich Research park and Cringleford. Identified site constraints are, potential previous quarrying uses, a small part of the site has a risk of surface water flooding, the site is within a designated river valley and is part of the river valley ecological corridor, could impact on the setting of the UEA campus and the site has public access and is designated as important local open space. It is likely that a number of these constraints could be mitigated however the impacts on the open space cannot. The site is concluded as unsuitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be UNSUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 5 - 10 years (between April 2021 and 2 (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 5 - 10 years (between April 2021 and 2

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0244

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Croswick Suitability Assessment

Site reference **GNLP0467**

Site Area **6.20 hectares**

LOCATION

Land off North Walsham Road

Spixworth

PROPOSED DEVELOPMENT

Residential development of 100 dwellings.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This is a greenfield site west of North Walsham Road in Croswick parish (but forming an extension to Spixworth) and immediately north of housing allocation SP1 currently under development. The site is relatively accessible to a range of core services and facilities including a primary school and GP surgery and is on a bus route. There are no known constraints from utilities infrastructure, contamination/ground stability or flood risk. Sewerage infrastructure upgrades would be required to serve growth in this location. The Broads SAC/SPA is within 3km and Croswick Marsh SSSI is closer to the site both of which may need specific mitigation from development, additionally there are two County Wildlife Sites within 100m and protected species indicated on the adjoining housing allocation. Development would not result in the loss of any locally protected public open space but it would lead to the loss of high quality agricultural land (Grade 2). There would be limited impact on heritage assets and on townscape. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained and that the site's remoteness would lead to increased car dependency. Subject to addressing identified highway and biodiversity constraints, the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
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The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Up to 5 years (by April 2021)	
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In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0467

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Denton Suitability Assessment

Site reference **GNLP0168**

Site Area **3.13 hectares**

LOCATION

North of Upland Terrace council houses
Norwich Road
Denton
Harleston
Norfolk
IP20 0BA

PROPOSED DEVELOPMENT

Residential development of an unspecified number.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Red
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site fronts Norwich Road and Darrow Green Road. It is remote from any services and facilities with no possibility to mitigate constraint. The site is concluded as unsuitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be UNSUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Immediately

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0168

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Suitability Assessment

Site reference **GNLP0193**

Site Area **5.64 hectares**

LOCATION

Land surrounding Upland Farm

PROPOSED DEVELOPMENT

Residential development of an unspecified number.

Denton
Norfolk
IP20 0BB

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Red
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site fronts Norwich Road and Darrow Green Road. It is remote from any services and facilities with no possibility to mitigate constraint. The site is concluded as unsuitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be UNSUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0193

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Dickleburgh Suitability Assessment

Site reference **GNLP0063**

Site Area **1.15 hectares**

LOCATION

Land to the southern side of Harvey Lane/Langmere

Dickleburgh
Diss
Norfolk

PROPOSED DEVELOPMENT

Residential development of an unspecified number.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a 1 ha site, off Harvey Lane, at the south-eastern edge of the Village. The site is opposite homes on Limmer Avenue but the southern side of Harvey Lane is undeveloped. Other constraints are to do with achieving a suitable access and surface water flood risk. As much of the site is in a natural valley it is possible mitigations to deal with surface water flood risk could decrease the developable area. The identified issues are important but not an absolute constraint and so the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Immediately

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0063

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0199**

Site Area **2.54 hectares**

LOCATION

Land North of Rectory Road

Dickleburgh
Norwich
Norfolk

PROPOSED DEVELOPMENT

Residential development of approx. 80 dwellings with open space.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This is a 2.5 ha site that is well-related to services in the Village and it is thought any constraints on access to Rectory Road are resolvable. Being central to the Village means there are considerations for the impact on listed buildings and the conservation area but these factors are thought mitigatable. Other constraints, but also thought mitigatable, are to do with the road network through the Village; and, the compatibility of neighbouring uses given that the sewerage treatment works is 200 metres to the north. The issues identified are important but are not absolute constraints and so the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 5 - 10 years (between April 2021 and 2 (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0199

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Dickleburgh & Rushall Suitability Assessment

Site reference **GNLP0217**

Site Area **3.86 hectares**

LOCATION

Land at OS grid ref TM169829

Adjacent to Bridge Farm
Dickleburgh
IP21 4NR

PROPOSED DEVELOPMENT

Residential development of an unspecified number.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a 3.8 ha site to the north of the Village but it is still reasonably accessible to local services. To be developed some constraints would need addressing but these are likely to be within the bounds of mitigation. Issues include, mitigations for a new access onto Norwich Road; and, the townscape considerations of elongating the settlement further, especially on a site somewhat disconnected from the Village's built edge. The site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0217

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0230**

Site Area **1.27 hectares**

LOCATION

Land opposite Bridge Farm

PROPOSED DEVELOPMENT

Residential development of an unspecified number.

Dickleburgh
Norfolk

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This is a 1.2 ha site to the north of the Village but it is still accessible to local services. To be developed some constraints would need addressing but these are likely to be within the bounds of mitigation. Issues include, mitigations for a new access onto Norwich Road; and, the townscape considerations of elongating the settlement further, especially on a site at the Village’s built edge. The site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0230

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0256**

Site Area **2.79 hectares**

LOCATION

Land to the north of rectory road

PROPOSED DEVELOPMENT

Residential development of an unspecified number.

Dickleburgh
Norfolk

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a 2.7 ha site that is well-related to services in the Village. A concern about the site is the adequacy of its access. There appears to be reliance on a narrow track between existing frontage development along Rectory Road, unless access is via adjacent land that is also promoted. Being central to the Village means there are considerations for the impact on listed buildings and the conservation area but these factors are thought mitigatable. Other constraints, but also thought mitigatable, are constraints on the road network through the Village; and, the compatibility of neighbouring uses given that the sewerage treatment works is less than 100 metres to the north. The issues identified are important but are not absolute constraints and so the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0256

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0257**

Site Area **4.32 hectares**

LOCATION

Land to the north of Rectory Road

PROPOSED DEVELOPMENT

Residential development of an unspecified number.

Dickleburgh
Norfolk

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This is a 4.3 ha site that is towards the eastern edge of the Village. A concern about the site is the adequacy of its access. There appears to be reliance on a narrow track between existing frontage development along Rectory Road, unless access is via two adjacent pieces of land that are also promoted. Some consideration maybe needed for the impact on listed buildings but these factors are thought mitigatable. Other constraints, but also thought mitigatable, are on the road network through the Village; and, the compatibility of neighbouring uses given that the sewerage treatment works is less than 200 metres to the north-west. The issues identified are important but are not absolute constraints and so the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0257

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0258**

Site Area **1.89 hectares**

LOCATION

Site to the south of Rectory Road

PROPOSED DEVELOPMENT

Residential development of an unspecified number.

Dickleburgh
Norfolk

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a 1.9 ha site, along Rectory Road, towards the eastern edge of the Village. The site is adjacent to the Merlewood development but from this point onwards the land on the southern side of Rectory Road is largely undeveloped. Constraints to the site are thought within the bounds of mitigation, these include the site access and the road network through the Village. The issues identified are important but are not absolute constraints and so the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0258

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0259**

Site Area **1.51 hectares**

LOCATION

Land to the south of south of Rectory Road

PROPOSED DEVELOPMENT

Residential development of an unspecified number.

Dickleburgh
Norfolk

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a 1.5 ha site, along Rectory Road, beyond the eastern edge of the Village, where existing development consists of isolated houses and farm buildings. Constraints to the site are thought within the bounds of mitigation, these include the site access and road network through the Village. Whilst noting that the site would not adversely affect the conservation area, and that there are no listed buildings nearby, there is the issue of creating a disconnected form of development. The issues identified are important but are not absolute constraints and so the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0259

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0350**

Site Area **1.00 hectares**

LOCATION

Land to the west of Ipswich Road

PROPOSED DEVELOPMENT

Residential development of approx. 25-30 dwellings with open space.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a 1 ha site to the south of the Village but it is still accessible to local services. To be developed some constraints would need to be overcome but these are likely to be within the bounds of mitigation. Whilst not in the conservation area, there are some townscape considerations to elongating development along Norwich Road, and the site is opposite the Grade II Manor Farmhouse. The site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0350

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0361**

Site Area **0.56 hectares**

LOCATION

Off Ipswich Road

PROPOSED DEVELOPMENT

Residential development of up to 10 dwellings.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Amber
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a 0.5 ha site immediately south of the Village’s centre and in close proximity to local services. Some consideration maybe needed for the impact on listed buildings and the conservation area but these factors are thought mitigatable. A concern about the site is the adequacy of its access, as there appears to be reliance on redevelopment of the garage and possible associated land decontamination. A further issue is the management of surface water flood risk across part of the site and the possible consequent reduction in net developable area. The issues identified are important but are not absolute constraints and so the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0361

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0389**

Site Area **3.31 hectares**

LOCATION

Land at Dickleburgh
Harvey Lane

PROPOSED DEVELOPMENT

Residential development of approx. 100 dwellings.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a 3.3 ha site with limited frontage along Lang Mere Road. It is a deep site that backs onto the Merlewood development but it is some distance east of Limmer Avenue where development along the north side of Lang Mere Road currently stops. In isolation it would create a somewhat disconnected form of the development. The adequacy of the site’s access and the narrowness of Lang Mere Road are also concerns. The issues identified are important but are not absolute constraints and so the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0389

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0498**

Site Area **2.97 hectares**

LOCATION

Land East of Ipswich Road and North of Common Ro
Dickleburgh
IP21 4NJ

PROPOSED DEVELOPMENT

Residential development of an unspecified number.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a 3 ha site to the south of the Village with a frontage along the eastern side of Norwich Road. Subject to mitigations through the development process, access to the site appears possible. Whilst not in the conservation area, there are some townscape considerations to elongating development along Norwich Road, and the site is opposite the Grade II Manor Farmhouse. The site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0498

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0516**

Site Area **5.33 hectares**

LOCATION

Land off Norwich Road
Dickleburgh

PROPOSED DEVELOPMENT

Mixed-use residential-led development of approx. 80 dwellings, small business unit, and landscaping.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This is a 5.3 ha site that arcs around the north-west of the Village with comparatively narrow frontages onto Burston Road and Norwich Road. Access to this site is a concern as the Burston Road is narrow and the access onto Norwich Road would appear to involve access through the curtilage of an existing dwelling. Mitigations would likely be required but it is noted that relative to the site's size a reasonably low density of development is proposed. Other factors may also affect the developable area. Townscape factors are to do with being adjacent to the conservation area, and the proximity to listed buildings, including the Grade I Church of All Saints. Mitigation of surface flood risk is another matter that will need consideration. The issues identified are important but are not absolute constraints and so the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0516

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Diss Suitability Assessment

Site reference **GNLP0102**

Site Area **3.61 hectares**

LOCATION

Frontier Agriculture Ltd
Sandy Lane

PROPOSED DEVELOPMENT

Residential development of an unspecified number.

Diss
Norfolk
IP22 4HY

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Amber
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This site is in use as a grain processing and storage facility (and has been for decades), and so is a brownfield site. There is therefore the potential for some land contamination. Any potential access constraints and localised highways impacts could probably be overcome through re-development, although improvements to the Sawmills Road/Victoria Road junction may be necessary and general peak-time traffic congestion along the A1066 is acknowledged. The site is well-located to local services, being adjacent to the railway station (which is Grade II-listed) and close to employment opportunities and within easy reach of schools and the town centre. Whilst the site is proximal to the railway line and other employment uses, any noise impacts are thought likely to be able to be mitigated. Some sewerage upgrades are likely to be necessary. Some mitigation measures may be necessary due to the proximity of Frenze County Wildlife Site.

There are some likely constraints affecting this site, including potential contamination and highways impacts, but they should be able to be overcome. The site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 5 - 10 years (between April 2021 and 2

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0102

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0104**

Site Area **0.48 hectares**

LOCATION

Land at Sandstone Way

PROPOSED DEVELOPMENT

Residential development

Diss /Roydon
Norfolk
IP22 4EB

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This greenfield site is proposed for 6-10 residential dwellings and is sandwiched between existing residential development to the south and the A1066 to the north. If highways access can be secured to Sandstone Way, then the highways impacts maybe acceptable; but if a direct access to the A1066 was needed instead, it would be more problematic. Either way, noise mitigation measures may be necessary as the A1066 is a 40mph zone adjacent to the site. Given its location not far from the town centre, the site is well-located to shops, with employment opportunities, public transport, and schools close by too. There are no flooding constraints, and as a relatively small site adjacent to existing development, some modest sewerage upgrades are likely to be deliverable. No heritage assets would be affected adversely. The site is fairly close to the River Waveney, and within 200m of Roydon Fen Local Nature Reserve; some mitigation measures may be necessary. A number of constraints are identified but subject to being able to overcome these the site is concluded as being suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Immediately

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0104

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0112**

Site Area **0.23 hectares**

LOCATION

Land at Frenze Hall Lane

PROPOSED DEVELOPMENT

Residential development of an unspecified number.

Diss
Norfolk
IP22 4UB

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This is a small greenfield site for about 4-8 dwellings. The sewerage system would need upgrading, but this would be likely to be achievable, given the proximity of existing development. The site lies within one mile of a range of services, including employment opportunities, schools, shops and the railway station. There are no significant areas of flood risk on the site, just a small area of surface water flooding risks along the northern boundary. The site would not affect the setting of any heritage assets, and any noise impacts (from the railway line and Diss Business Park) would be limited and likely to be mitigatable. Some mitigation of potential ecological impacts on Frenze Hall County Wildlife Site may be necessary. Appropriate access to the site may not be easy to secure, as it would inevitably be close to the junction of Frenze Hall Lane and Walcot Green. Walcot Green to the east passes underneath the railway line, and this link would need to be maintained appropriately. Whilst appropriate highways mitigation work would need to be demonstrated, the site is concluded as being suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Immediately

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0112

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0119**

Site Area **0.68 hectares**

LOCATION

156 Shelfanger Road
Roydon

PROPOSED DEVELOPMENT

Residential development

Diss
Norfolk
IP22 5XT

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a current residential garden, proposed for 15-20 dwellings. So long as the site was to be developed alongside site 0291 (immediately to the south), and an appropriate footway could be provided, there would not be any localised highways concerns. Especially if developed alongside other nearby sites, however (such as 0250 and 0349 to the east), additional traffic pressure could be put on Shelfanger Road and the surrounding area; some wider traffic mitigation measures may be necessary. This greenfield site is located close to Diss Cemetery (which is a County Wildlife Site and non-designated heritage asset); mitigation measures may be needed. As a location within the Waveney Valley landscape area, development would be need to be designed sensitively. No designated heritage assets would be affected by the development of the site. Enhancements to the sewerage and water supply network would be needed. The site is relatively close to the town centre, and has good access to shops, public transport, employment opportunities and schools. Subject to being developed alongside adjacent site 0291, the site is concluded as being suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Immediately

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0119

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0185**

Site Area **1.01 hectares**

LOCATION

Land to the south of Prince William Way

PROPOSED DEVELOPMENT

Residential development of an unspecified number.

Diss
Norfolk
IP22 4HQ

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

The site comprises vacant land immediately south of an existing housing area and is bordered by an industrial estate to the south-west and the main Norwich-London rail line immediately to the east. It falls partly within local plan allocation DIS 1. Diss benefits from the full range of core services and facilities and the site is highly accessible. There are no known constraints from utilities infrastructure on site but the proximity of the rail line may impose a noise constraint. The site has no known constraints from contamination/ground stability and only minimal risk of surface water flooding to a small part. Off-site mains reinforcement and sewerage infrastructure upgrades would be required to serve growth in this location. There are no nationally protected landscapes in the immediate vicinity of the site but the locally designated River Waveney Valley protection zone is in close proximity. The site is also within a 3km protection zone around SSSIs and a County Wildlife Site is 300m away which may result in a need for some mitigation. There would be no significant impacts on heritage assets or on townscape. Initial highways evidence has indicated that access constraints could be overcome through development and that any impact on the local road network could be mitigated. The site is considered suitable for the land availability assessment. The site is however subject to an existing allocation for housing, and it will not contribute any additional development capacity for the purposes of the HELAA analysis.

For the purposes of the HELAA capacity assessment this site is considered to be UNSUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0185

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Diss Suitability Assessment

Site reference **GNLP0250**

Site Area **3.00 hectares**

LOCATION

Land at Heywood Road

Diss
Norfolk

PROPOSED DEVELOPMENT

Residential development of an unspecified number.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This greenfield site is located immediately north of the Diss Cemetery (which is a County Wildlife Site and non-designated heritage asset); mitigation measures (perhaps including a buffer zone) would probably be needed. As a location within the Waveney Valley landscape area, development would be need to be designed sensitively. Access to the site would probably be from Heywood Road, to the east. Some mitigation measures may be needed to ensure an appropriate highways access, and enhanced footpath provision is probably achievable. However, especially if developed alongside other nearby sites, additional traffic pressure could be put on Shelfanger Road and the surrounding area; some wider traffic mitigation measures may be necessary. No designated heritage assets would be affected by the development of the site. Enhancements to the sewerage and water supply network would be needed. The site is relatively close to the town centre, and has good access to shops, public transport, employment opportunities and schools. The site is concluded as being suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0250

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0341**

Site Area **3.21 hectares**

LOCATION

Land between Shelfanger Road and Mount Street

PROPOSED DEVELOPMENT

Residential development of 35 retirement living units, 5 detached dwellings, and land set aside for future Health Centre expansion

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Red
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This greenfield site is currently identified as an Important Local Open Space in the South Norfolk Local Plan, and its development for retirement-led residential use would clearly adversely affect the openness of the area. In addition, the site is a very important historic open space within the Conservation Area, with strong historic links to 60 Mount Street (the only detached landscape park in Norfolk) and other listed buildings; development of the site would clearly be damaging in this context too.

Whilst the precise access point(s) are unclear, it is thought likely that the highways and footpath impacts could be mitigated satisfactorily. Given the proximity to existing development, sewerage upgrades are likely to be achievable, and the small area of surface water flooding (1 in 100-year) could either be avoided or mitigated. As a site with mature trees, were any to potentially be lost, it might affect the local bat population – further work would need to be done. Clearly, given its location adjacent to the town centre, the site is well-located to shops, with employment opportunities, public transport, a GP surgery and schools close by too. The significance of the Open Space is a major constraint and the site is concluded as being unsuitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be UNSUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0341

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Suitability Assessment

Site reference **GNLP0342**Site Area **4.76 hectares****LOCATION**

Land East of Shelfanger Road

PROPOSED DEVELOPMENT

Residential development of approx. 100 dwellings and open space.

District **South Norfolk****CONSTRAINTS ANALYSIS**

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

Direct access to the site would be very difficult, as it might require the use of a single track road going past the Catholic church to access Shelfanger Road (which, unless widened, would be very unlikely to be acceptable). However, if the site could be developed in conjunction with neighbouring promoted sites then much better access could potentially be secured; with sites 119 and 291 to the west, better access to Shelfanger Road might be secured; and/or with sites 250 to the east, better access to Heywood Road could be secured. Especially if developed alongside other nearby sites, additional traffic pressure could be put on Shelfanger Road and the surrounding area; some wider traffic mitigation measures may be necessary.

This greenfield site is located immediately north of the Diss Cemetery (which is a County Wildlife Site and non-designated heritage asset); mitigation measures (perhaps including a buffer zone) would probably be needed. As a location within the Waveney Valley landscape area, development would be need to be designed sensitively.

No designated heritage assets would be affected by the development of the site. Enhancements to the sewerage and water supply network would be needed and there is a small area of surface water flooding (1:100 years) that would need to be avoided or mitigated. The site is relatively close to the town centre, and has good access to shops, public transport, employment opportunities and schools. Subject to an appropriate highways access being deliverable through third-party land, the site is concluded as being suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0342

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Diss Suitability Assessment

Site reference **GNLP0362**

Site Area **13.81 hectares**

LOCATION

Land at Sturgeons Farm
off Farm Close, Louie's Lane
Shelfanger Road

PROPOSED DEVELOPMENT

Residential led mixed-use development of
approx. 413 dwellings

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a large greenfield site proposed for about 400 dwellings. Enhancements to the sewerage and water supply network would be needed, perhaps including the closest Water Recycling Centre.

Particularly in combination with nearby sites, additional traffic pressure would be put on Shelfanger Road and the surrounding area; some wider traffic mitigation measures may be necessary. Development of the scale of this site would also add to the traffic pressure along the A1066 through Diss. A suitable highways access to the site to Shelfanger Road is probably achievable. A small watercourse runs along the northern boundary of the site, and parts of the site close to this are affected by 1:100-year surface water flooding. There would not be any negative impacts on heritage assets or townscapes from the site's development, although given its current location within the Waveney Valley landscape policy, development would need to be designed appropriately. There are several nearby County Wildlife Sites which might require some mitigation. The watercourse and a small copse in the site would also need protection. Although the site is on the north-west edge of Diss, it still has reasonable access to shops, public transport, employment opportunities and schools. The site is concluded as being suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0362

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0599**

Site Area **3.29 hectares**

LOCATION

Land off Walcot Road
Walcot Green
IP22 5SR

PROPOSED DEVELOPMENT

Residential development for an undetermined number of dwellings.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This greenfield site lies between Diss and Walcot Green. The sewerage system would need upgrading, but this would be likely to be achievable. The site lies within one mile of a range of services, including employment opportunities, schools, shops and the railway station. The site could impact on some listed buildings in Walcot Green, but is thought likely to be mitigatable. Particularly in combination with site 599, pressure would be put on the local road network, but if access would be via a continuation of Walcot Rise (to the south), this would likely be acceptable in highways terms. If access to narrow Walcot Road was considered, some mitigation to the bend (which has poor visibility) would likely be required. There are no significant areas of flood risk on the site, just some minor surface water flooding risks along the eastern boundary with the railway line. The site is concluded as being suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0599

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0606**

Site Area **3.08 hectares**

LOCATION

Boundary Farm, Shelfanger Road
Diss

PROPOSED DEVELOPMENT

Residential development for an undetermined number of dwellings.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a greenfield site immediately north of site 0362, to the north of Diss. It lies opposite Diss Sports Ground to the east. Although the site is on the north-west edge of Diss, it still has reasonable access to shops, public transport, employment opportunities and schools. Enhancements to the sewerage and water supply network would be needed, perhaps including the closest Water Recycling Centre. Parts of the site close to this are affected by 1:100-year and 1:30-year surface water flooding, including the current access (which serves the farm). Particularly in combination with nearby sites (and especially the large site 0362 to the south), additional traffic pressure would be put on Shelfanger Road and the surrounding area; wider traffic mitigation measures would likely be necessary. Development of this site would also add to the traffic pressure along the A1066 through Diss. There would not be any negative impacts on heritage assets or townscapes from the site’s development, although given its current location within the Waveney Valley landscape policy, development would need to be designed appropriately. The site is concluded as being suitable for the land availability assessment

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0606

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP1003**

Site Area **2.02 hectares**

LOCATION

The Grange
Walcot Green
Diss

PROPOSED DEVELOPMENT

Residential development of an unspecified amount.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Red
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This greenfield site lies on the eastern edge of Walcot Green beyond the edge of Diss, which benefits from a wide range of core services and facilities but the site is at some distance from the town and a limited number of services would be in reasonable walking distance. There are no known constraints in relation to utilities infrastructure or contamination/ground stability and only small parts of the site and the adjoining roadway are subject to surface water flooding. Anglian Water have not commented specifically on this site in relation to water infrastructure but on the basis of other sites in Diss it is likely that off site mains reinforcement and sewerage upgrades would be necessary. The site adjoins the locally identified Waveney River Valley protection zone and is within 150m of a County Wildlife Site at Frenze Brook: some mitigation is likely to be necessary. Development would not result in the loss of any locally protected open space or high quality agricultural land. There could be potentially harmful impacts on heritage assets in Walcot Green and the setting a Grade I-listed church in nearby Frenze. Particularly in combination with sites 0599 and 1044, and on the basis of current evidence, it appears unlikely that satisfactory highways and footpath improvements are capable of being delivered, due to the constraints imposed by the unsuitable road network.

Due to the significant highways constraints, the site is concluded as being unsuitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be UNSUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:

(timescales have not been specified by the proposer if these fields left blank)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP1003

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Diss Suitability Assessment

Site reference **GNLP1044**

Site Area **10.95 hectares**

LOCATION

Land North of Frenze Hall Lane and West of Walcot

PROPOSED DEVELOPMENT

Residential development and public open space

Diss

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Amber
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Red
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This greenfield site lies between Diss and Walcot Green. Part of the site is adjacent to the railway line; some noise mitigation may be necessary. The sewerage system would need upgrading, but this would be likely to be achievable. The site lies within one mile of a range of services, including employment opportunities, schools, shops and the railway station.

The site could impact on some listed buildings in Walcot Green, and a Grade I-listed church in nearby Frenze. Some mitigation of potential ecological impacts on Frenze Hall County Wildlife Site may be necessary.

Particularly in combination with site 599, pressure would be put on the local road network (Frenze Hall Lane and Walcot Green) and on the basis of current evidence, it appears unlikely that satisfactory highways and footpath improvements are capable of being delivered, due to the constraints (narrow roads). Small parts of the site alongside the railway line, that are vulnerable to surface water flooding, at 1 in 30 and 1 in 100 risk. Due to the significant highways constraints, the site is concluded as being unsuitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **UNSUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:

(timescales have not been specified by the proposer if these fields left blank)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP1044

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Suitability Assessment

Site reference **GNLP1045**

Site Area **0.94 hectares**

LOCATION

Land West of Nelson Road and East of Station Road

Diss

PROPOSED DEVELOPMENT

Residential development of an unspecified number

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Amber
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This brownfield site (former industrial and railway land) is proposed for residential development. It lies just east of the railway line and is surrounded by existing industrial development to the north and south, with residential development to the east. Given past uses, there may be some contaminated land on the site, and careful mitigation measures would likely be necessary to manage noise from the railway line and adjoining industrial uses. Some 1-in-100 year surface water flooding risks on the southern part of the site would need to be mitigated, and the sewerage and surface water networks would need to be upgraded (which seems possible). Access to the highways network would be unlikely to cause any difficulties. The site lies close to a range of services, including employment opportunities, schools, shops and the railway station. There would be no impact on any designated heritage assets, although some mitigation of recreational impacts on Frenze Brook County Wildlife Site may be necessary. The site is subject to an existing allocation for employment uses, a form of development different from that which is being proposed. Should this proposal be taken forward it would be subject to acceptance of the loss of the existing committed use. Therefore, the site is not considered to offer additional capacity for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be UNSUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:

(timescales have not been specified by the proposer if these fields left blank)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP1045

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Ditchingham Suitability Assessment

Site reference **GNLP0078**

Site Area **0.72 hectares**

LOCATION

Land off Loddon Road

Ditchingham
Bungay
Norfolk
NR35 2RB

District **South Norfolk**

PROPOSED DEVELOPMENT

Residential development of approx. 8-16 dwellings and associated public open space.

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a greenfield site off Loddon Road adjacent to the build up area. It is well related to services and character of the village. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development. Also, it is believed that, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. There are no concerns over contamination, ground stability issues, flood risk, loss of high quality agricultural land or loss of open space. However, other constraints include impact to the waveney valley, proximity to the Broads, mature trees, ecology. There are a number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	1 to 5 years (by April 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0078

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0205**

Site Area **0.41 hectares**

LOCATION

Land North West of Scudamore Place

Hollow Hill Road
Ditchingham
Norfolk

PROPOSED DEVELOPMENT

Residential development of approx. 14 dwellings.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Red
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Amber
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

These are two sites very close to each other, the land north-west being greenfield and the small site brownfield. Access would be from Hollow Hill Road or Lower Wells Close for the larger site, or Thwaite Road for the smaller site. There are potential access constraints on the site, but these could be overcome through development. The site is in the Waveney Valley landscape area, and within 1km of the Broads. Broome Heath CWS/LNR is close to the site, two SSSIs lie within 3km and two Scheduled Monuments lie within 400m of the site; some mitigation will probably be necessary.

Part of the smaller site has an area at risk of 1:100-year surface water flooding. The entire site is within Ditchingham conservation area with a likely significant impact on the setting of the listed buildings of Scudamore Place, a sensitive townscape. Residential development of the site would inevitably affect the setting of the Grade II Taylor & Green houses significantly – and the recent new terrace which was specifically designed around a common – a feature of T&G housing. Some improvements to the local sewerage network may be necessary to support growth. The site is within 1200m of bus stops, a GP surgery and a convenience shop; a primary school and employment opportunities lie within 2km. Both sites have significant shortcomings – surface water flooding on the smaller site and the impact on the conservation area and listed buildings for the larger site. It is concluded that the part of the

Ditchingham

smaller site not at risk from flooding is suitable, but that the larger site is not suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be UNSUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:

(timescales have not been specified by the proposer if these fields left blank)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0205

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Ditchingham Suitability Assessment

Site reference **GNLP0343**

Site Area **0.74 hectares**

LOCATION

Land adjoining Wildflower Way

PROPOSED DEVELOPMENT

Residential development of approx. 15 dwellings.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a greenfield site adjoining existing development. Access would be from Wildflower Way; suitable visibility splays should be achievable and any access constraints could be overcome through development. Subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. Subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. The site is in the Waveney Valley landscape area, and within 1km of the Broads. Broome Heath CWS/LNR is about 400m from the site, two SSSIs lie within 3km and two Scheduled Monuments lie within 400m of the site; some mitigation will may be required. Some improvements to the local sewerage and water supply networks may be necessary to support growth. The site is within 1200m of bus stops, a GP surgery and a convenience shop; a primary school and employment opportunities lie within 2km. Subject to appropriate mitigation measures, the site is concluded as being suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Up to 5 years (by April 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0343

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0345**

Site Area **1.62 hectares**

LOCATION

Land to the north of Loddon Road

PROPOSED DEVELOPMENT

Residential development of approx. 50 dwellings.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a greenfield site adjoining existing development. Access would be from either Loddon Road or Tunneys Lane; suitable visibility splays should be achievable and any access constraints could be overcome through development. Subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated.

The site is in the Waveney Valley landscape area, and within 1km of the Broads. Broome Heath CWS/LNR is adjacent to the site, two SSSIs lie within 3km and two Scheduled Monuments lie within 400m of the site; some mitigation will probably be necessary. Some improvements to the local sewerage and water supply networks may be necessary to support growth. The site is within 1200m of bus stops, a GP surgery and a convenience shop; a primary school and employment opportunities lie within 2km. Subject to appropriate mitigation measures, the site is concluded as being suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Up to 5 years (by April 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0345

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0373**

Site Area **5.58 hectares**

LOCATION

Thwaite Road/Tunneys Lane

PROPOSED DEVELOPMENT

Residential development of an unspecified number.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a greenfield site adjoining existing development. Access would be from either Thwaite Road or Tunneys Lane; suitable visibility splays should be achievable and any access constraints could be overcome through development. Subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. The site is in the Waveney Valley landscape area, and within 1km of the Broads. Broome Heath CWS/LNR is adjacent to the site, two SSSIs lie within 3km; two Scheduled Monuments lie within 400m of the site; and the site is within 400m of the Conservation Area and some listed buildings; some mitigation will probably be necessary. There are significant areas within the site which are within fluvial Flood Zones 2 & 3. These could be avoided, but would limit development to the southern part of the site, adjacent to the recent allocation. Some improvements to the local sewerage and water supply networks may be necessary to support growth. The site is within 1200m of bus stops, a GP surgery and a convenience shop; a primary school and employment opportunities lie within 2km. Subject to appropriate mitigation measures, and the avoidance of the areas of flood risk, the site is concluded as being suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	1 to 5 years (by April 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Up to 5 years (by April 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0373

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Drayton Suitability Assessment

Site reference **GNLP0222**

Site Area **11.05 hectares**

LOCATION

Land to east of Brand's Lane

Felthorpe / Drayton
Norfolk

PROPOSED DEVELOPMENT

Mixed use development of light industrial and office uses market and affordable housing, include Starter Homes, live/work units and public open space.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

The proposal is for a mixed use site on Reepham Road on the other side of the NDR. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development. The site is considered to be remote from services for housing or non-residential development so development here would be likely to result in an increased use of unsustainable transport modes. In addition, there is an abattoir and a biomass power station within 200-300m of the western site boundary. These would make the site less appealing as a residential location. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0222

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0270**

Site Area **3.15 hectares**

LOCATION

Land between Taverham Rd and Costessey Lane

PROPOSED DEVELOPMENT

Residential development for between 20 and 30 dwellings with village green and public open space.

Drayton
Norfolk

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Red
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This is a greenfield site with narrow access off Taverham Road and Costessey Lane well related to services . Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development. Also that the local road network is considered to be unsuitable either in terms of road capacity, or lack of footpath provision. The main constraint includes land to the south within medium to high risk of flooding (flood zone 3b , 2) and this part of the site (0.4ha) is unsuitable. Part of the site is adjacent to County Wildlife Site Marriott's Way, Special Area of Conservation and SSSI River Wensum, therefore mitigation measures are likely to be required. There are number of constraints but as these may be possible mitigate. 2.6ha of the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0270

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0271**

Site Area **3.04 hectares**

LOCATION

Land south of Drayton High Road
Drayton

Norwich
Norfolk

PROPOSED DEVELOPMENT

Residential development of approx. 74 dwellings and public open space/green infrastructure.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a large greenfield site off Drayton High Road well related to services. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development. Also, it is believed that, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. Other constraints include potential encroachment of the settlement towards the Wensum Valley, Special Area of Conservation and SSSI, tree belts, proximity to listed buildings and scheduled ancient monument. There are number of constraints but as these may be possible to mitigate the site proposal is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0271

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0289**

Site Area **2.00 hectares**

LOCATION

BeWell Care Services
189A Drayton

PROPOSED DEVELOPMENT

Change of use of main house to 4 apartments, existing and detached units to 8 apartments and erection of 4 apartments.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is a redevelopment proposal off the Drayton High Road from care services to residential. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development. Also it is believed that, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. Other impacts include proximity to Drayton Woods county wildlife site, ecology, landscape character. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0289

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0290**

Site Area **1.01 hectares**

LOCATION

Land Adj. Drayton Wood Care Home
189A Drayton High Road

PROPOSED DEVELOPMENT

Residential development of 4-6 dwellings

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Red
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This is a long narrow strip of greenfield land off the A1067 beyond Drayton adjacent to Hellesdon. It is entirely within Drayton Woods, County wildlife site including several public rights of way. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained. Also It is believed that, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0290

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0301**

Site Area **9.19 hectares**

LOCATION

Land east of Drayton Lane and north of Hall Lane.

PROPOSED DEVELOPMENT

Residential led development of approx. 273 dwellings.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is bounded by Reepham Rd, Hall Lane and Drayton Lane, beyond the settlement therefore, not well related to services or character of the village. Initial highway evidence indicates that the site would be acceptable assuming that the adjacent site GNLP0419 is developed. Significant investment would be required due to lack of footpaths. There are no concerns over the potential loss of lesser quality agricultural land as grade 3. However, other constraints include sections at risk of surface water flooding, potential for impact on the setting of the approach to the historic village of Drayton. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by March 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 5 to 10 years (between April 2021 and

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0301

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0329**

Site Area **4.95 hectares**

LOCATION

To rear of Bradshaw Road and accessed via Reepha

PROPOSED DEVELOPMENT

Residential development of between 96-144 dwellings.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site appears to be landlocked with only a small track off Reepham Road. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained, although this may be possible to mitigate with significant investment. The site is considered to be remote from services for housing so development here would be likely to result in an increased use of unsustainable transport modes. In addition, the site is adjacent to a County wildlife site, which may require ecological surveys. There are some sections affected by surface water flooding which may require further investigation. There are a number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Up to 5 years (by April 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0329

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0465**

Site Area **5.04 hectares**

LOCATION

Land off North Norwich Distributor Road

PROPOSED DEVELOPMENT

General Industrial use related to NDR roundabout for uses such as Petrol Filling Station, Service station, fast food eatery etc.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site proposal for petrol station and services is off Reepham Road , on the other side of the NDR. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development. The wooded area adjacent to the site is registered common land and also includes two county wildlife sites, therefore ecological surveys may be required and any potential impacts would need to be mitigated. There are a number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 5 to 10 years (between April 2021 and

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0465

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Earsham Suitability Assessment

Site reference **GNL0218**

Site Area **3.46 hectares**

LOCATION

Land west of Earsham Village

PROPOSED DEVELOPMENT

Residential development of approx. 80 dwellings and open space.

Earsham
Norfolk

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Amber
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a large greenfield site bounded by A143 and the Street. It is well related to services, although the scale proposed is very significant for the character of the village. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development. Also, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. There are no concerns over potential contamination, ground stability, loss of high quality agricultural land, nor loss of open space. However, other constraints include, noise, areas at risk of surface water flooding, proximity to listed buildings, impact to river valley landscape, Abbey Wood, Flixton SSSI is within 3km of the site. There are a number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0218

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0390**

Site Area **2.57 hectares**

LOCATION

Land at Earsham
East of School Road

PROPOSED DEVELOPMENT

Residential development of approx. 50 dwellings.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a large greenfield site is off School Road adjacent to the development boundary. It is well related to services as adjacent to school, though it is not particularly sympathetic to the character of the village. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained. Also, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. There are no concerns over potential contamination, ground stability, loss of high quality agricultural land, nor loss of open space. However, other constraints include, areas at significant risk of flooding, proximity to listed buildings, Abbey Wood, Flixton SSSI is within 3km of the site. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0390

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

East Carleton Suitability Assessment

Site reference **GNL0247**

Site Area **1.35 hectares**

LOCATION

Site off Low Common
East Carleton

Norwich
Norfolk
NR148LG

District **South Norfolk**

PROPOSED DEVELOPMENT

Residential development of an unspecified number.

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is off Low Common behind existing development and accessed via The Drift which is a private track. The site is remote and there are no services or facilities within an accessible distance other than a bus service although it is in an area of existing rural development. The access is identified as a constraint although it is considered that this may be possible to be overcome through development, but the scale may be limited by the surrounding road network. The site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0247

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GMLP0428**

Site Area **0.62 hectares**

LOCATION

Land at Rectory Road

PROPOSED DEVELOPMENT

Residential development of approx. 5 to 10 dwellings.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a thin, linear site on Rectory Road, remote from existing services and facilities. A possible site constraint is its proximity St Mary’s church and the impact on the setting of the church. The local road network is rural in nature, but the site is surrounded by existing development and therefore small scale development is unlikely to have a material impact. The site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0428

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0600**

Site Area **1.02 hectares**

LOCATION

Land on the east side of Hethersett Road
East Carleton

PROPOSED DEVELOPMENT

Residential development for approx. 9 dwellings.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Red
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site on Hethersett Road is on the fringe of the village and is remote from services and facilities. There are no identified on site constraints, however the site is within 600m of a listed church and the local road network is small county lanes. Although the site is unconstrained its remoteness is not an issue that can be mitigated and the site is concluded as unsuitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be UNSUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0600

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Suitability Assessment

Site reference **GNLP1037**

Site Area **2.77 hectares**

LOCATION

The Old Nursery
The Drift
Swardeston

PROPOSED DEVELOPMENT

Residential development of an unspecified number.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Red
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

The site is accessed from Low Common, via the Drift which is a private track. The site is remote and there are no services or facilities within an accessible distance. The access is identified as a constraint although it is considered that this may be possible to be overcome through development, but the scale may be limited by the surrounding road network and the ability to upgrade The Drift. Although the site access constraint may be able to be overcome the remoteness of the site is not an issue that can be mitigated and the site is concluded as unsuitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be UNSUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP1037

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Suitability Assessment

Site reference **GNLP1058**

Site Area **0.63 hectares**

LOCATION

Wymondham Road

East Carleton

PROPOSED DEVELOPMENT

Residential development of an unspecified number.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Red
Accessibility to Services	Red
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Red
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site on Wymondham Road on the fringe of the village and is remote from services and facilities. There are no identified on site constraints, however the site is within 600m of a listed building and the local road network is small county lanes. Although the site is unconstrained its remoteness is not an issue that can be mitigated and the site is concluded as unsuitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be UNSUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP1058

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Suitability Assessment

Site reference **GNLP1059**

Site Area **0.32 hectares**

LOCATION

PROPOSED DEVELOPMENT

Swardeston Lane

Residential development plot.

East Carleton

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Red
Accessibility to Services	Red
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is accessed from Swardeston Lane. The site is remote and there are no services or facilities within an accessible distance. The access is identified as a constraint although it is considered that this may be possible to be overcome through development, but the scale may be limited by the surrounding road network and the ability to upgrade The Drift. Although the site access constraint may be able to be overcome the remoteness of the site is not an issue that can be mitigated and the site is concluded as unsuitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be UNSUITABLE

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP1059

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Easton Suitability Assessment

Site reference **GNLP0456**

Site Area **9.12 hectares**

LOCATION

Land off A47

PROPOSED DEVELOPMENT

Residential development of approx. 25 dwellings.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Red
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

The site lies north of the A47, within the ‘undeveloped approach’ designation and separated from the village and its services. The Highways Authority state that, based on current evidence, there is no possibility of creating a suitable access. Upgrades would be required for the water supply and sewerage infrastructure, including the water recycling centre. The A47 may create some noise and air pollution, and the site was formerly a quarry. Some areas are at risk of flooding and there may be a need for ecological mitigation. There are no known constraints from utilities infrastructure or ground contamination. Development of the site would not affect any heritage assets or open space. The lack of accessible services and difficulty accessing this site are the major constraints which would be difficult to overcome. On balance, considering the proposed use is housing, it is considered unsuitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be UNSUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Up to 5 years (by April 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0456

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Ellingham Suitability Assessment

Site reference **GNLP0303**

Site Area **0.40 hectares**

LOCATION

South west corner of Henry's Field
Mill Lane

PROPOSED DEVELOPMENT

Residential development of approx. 11 dwellings.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is greenfield land east of Mill Lane, it is adjacent to the settlement to the south of the village. It is well related to services and character of the village. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development. Also, the local road network is currently considered to be unsuitable either in terms of road capacity, or lack of footpath provision. There are no concerns over contamination, ground stability issues, loss of high quality agricultural land or open space. However, other constraints include surface water flood risk, landscape sensitivities as within Waveney River Valley, proximity to county wildlife site, and listed building to the north. There are a number of constraints affecting this site but these may be possible to mitigate. The site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0303

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0304**

Site Area **0.52 hectares**

LOCATION

South East corner of Ellingham Island - Opposite He Mill Lane

PROPOSED DEVELOPMENT

Residential development of approx. 15 dwellings.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is greenfield land west of Mill Lane, it is adjacent to the settlement to the south of the village. It is well related to services and character of the village. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development. Also, the local road network is currently considered to be unsuitable either in terms of road capacity, or lack of footpath provision. There are no concerns over contamination, ground stability issues, loss of high quality agricultural land or open space. However, other constraints include surface water flood risk, landscape sensitivities as within Waveney River Valley, proximity to county wildlife site, and listed building to the north. There are a number of constraints affecting this site but these may be possible to mitigate. The site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0304

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0305**

Site Area **1.20 hectares**

LOCATION

Land south of Mill Road (Ellingham Island)

PROPOSED DEVELOPMENT

Residential development of approx. 32 dwellings.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a large greenfield site adjacent to the built up area off Mill Road. It is well related to services and character of the village. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development. Also, the local road network is currently considered to be unsuitable either in terms of road capacity, or lack of footpath provision. There are no concerns over contamination, ground stability, loss of high quality agricultural land, loss of open space or ecology. Other constraints include small area at surface water flood risk, landscape sensitivities as within Waveney river valley, proximity to county wildlife site, impact on views to grade I listed building. There are a number of constraints affecting this site but these may be possible to mitigate. The site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0305

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0306**

Site Area **0.34 hectares**

LOCATION

Land adjacent to South Lodge
Old Yarmouth Road

PROPOSED DEVELOPMENT

Residential development of up to 10 dwellings.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is greenfield land off Old Yarmouth Road, opposite a caravan site where there is no development boundary. It is not well related to services and would be unsympathetic to the character of the village. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development. Also, the site is considered to be remote from services for housing so development here would be likely to result in an increased use of unsustainable transport modes. There are no concerns over contamination, ground stability, loss of high quality agricultural land, loss of open space or ecology. Other constraints include small area at surface water flood risk, landscape sensitivities as within Waveney river valley, proximity to county wildlife site and potential impact on Ellingham Hall. There are a number of constraints affecting this site but these may be possible to mitigate. The site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0306

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Flordon Suitability Assessment

Site reference **GNLP0566**

Site Area **1.14 hectares**

LOCATION

The Street
Flordon
NR15 1RN

PROPOSED DEVELOPMENT

Residential development of approx. 10 dwellings.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Green
Utilities Infrastructure	Amber
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Red
Townscapes	Red
Biodiversity and Geodiversity	Amber
Historic Environment	Red
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a large greenfield site off the Street. It is adjacent to the development boundary, though the scale of development proposed would result in an inefficient use of land. Furthermore, there is a lack of services at this location due its rural nature. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development. Also, the site is considered to be remote from services for housing so development here would be likely to result in an increased use of unsustainable transport modes. There are no concerns over potential contamination, ground stability, loss of high quality agricultural land, nor loss of open space. However, other more significant constraints include potential impact to the Norfolk Fen, SAC, and Flordon Common SSSI (within 300 metres) and adjacent to listed building. The site is considered to be unsuitable for the land availability assessment as it is in an environmentally sensitive area adjacent to listed building.

For the purposes of the HELAA capacity assessment this site is considered to be UNSUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0566

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Forncett Suitability Assessment

Site reference **GNL0086**

Site Area **1.05 hectares**

LOCATION

Land North of Common Road
Forncett End

Norwich
Norfolk

District **South Norfolk**

PROPOSED DEVELOPMENT

Residential development of an unspecified number.

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site is located to the west of the village with reasonable accessibility to services. Access is expected from Common Road which is narrow, although there may be an opportunity to access off The Fields through adjoining development. Initial highway evidence has indicated that there are potential access constraints but these could be overcome through development. Currently the local road network is considered to be unsuitable in terms of road capacity or lack of footpath provision. Off site mains reinforcement to upgrade water supply, enhancement to Water Recycling Centre treatment capacity and sewerage infrastructure upgrades are likely to be required and there are no surface water sewers in Forncett End. The site is at low risk of flooding. No significant landscape, townscape, biodiversity or historic environment concerns are identified. There are a number of constraints but as it is likely that these will be able to be overcome the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0086

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0089**

Site Area **3.93 hectares**

LOCATION

Land south of Common Road
Forncett End

PROPOSED DEVELOPMENT

Residential development of an unspecified number.

Norwich
Norfolk

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

Access to this site would be via Common Road which is narrow . Initial highway evidence has indicated that there are potential access constraints on this site but these could be overcome through development. The local road network is currently considered unsuitable in terms of road capacity or lack of footpath provision. The site has reasonable accessibility to services and is at low risk of flooding. Off site mains reinforcement to upgrade water supply, enhancement to Water Recycling Centre treatment capacity and sewerage infrastructure upgrades likely to be required and there are no surface water sewers in Forncett End. There are no significant landscape, townscape, biodiversity or historic environment concerns. There are a number of constraints but as it is likely that these will be able to be overcome the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0089

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0094**

Site Area **1.10 hectares**

LOCATION

Land to the North of Norwich Road (B1113)
 East of Common Road
 Forncett End
 Norwich
 Norfolk
 NR16 1LG

PROPOSED DEVELOPMENT

Residential development of an unspecified number.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Amber
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site is located to the west of the village with reasonable accessibility to services. Access is expected to be from Common Lane which is narrow but there may be possibility of access from The Fields through adjacent development. Initial highway evidence has indicated that there are potential access constraints on the site but these could be overcome through development. Currently the local road network is unsuitable in terms of road capacity or lack of footpath provision. The site is at low risk of flooding with a risk of surface water flooding at the eastern boundary but there are likely to be major constraints to the provision of sewerage infrastructure. There are no significant landscape, townscape, biodiversity or historic environment concerns. There are a number of constraints to this site but as it is likely that these can be overcome the site is considered as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0094

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP1002**

Site Area **21.26 hectares**

LOCATION

Forncett St Peter, NR16

PROPOSED DEVELOPMENT

Residential development of an unspecified number, but in the region of 30 homes per hectare.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Red
Accessibility to Services	Red
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Red
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a large site to the southeast of Forncett End some way from the built up area of the village which has been submitted in three parts. Taken together it amounts to a substantial major proposal which would have significant highways constraints. Development here would place pressure on surrounding country lanes and mitigations would need to be secured through the development process. There are no core services within an accessible distance and significant utilities capacity issues are likely. The site is at low risk of flooding and no significant landscape or townscape impacts have been identified. There is a county wildlife site and some grade II listed buildings within close proximity but it is likely that potential impacts could be mitigated. Based on the sites remote location, significant highway constraints and lack of accessibility to any core services it is considered to be unsuitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be UNSUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP1002

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Fornsett St Mary Suitability Assessment

Site reference **GNLP0429**

Site Area **0.30 hectares**

LOCATION

Land at Spicers Lane

PROPOSED DEVELOPMENT

Residential development of approx. 9 dwellings.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Red
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This site is located off Spicers Lane with limited accessibility to services, other than a bus stop and school. Initial highway evidence has indicated that there are potential access constraints on the site but these could be overcome through development. The site is considered to be remote from services so development would result in an increased use of unsustainable transport modes and the local road network is currently unsuitable in terms of road capacity or lack of footpath provision. The site is at low risk of flooding but off site mains reinforcement to upgrade the water supply, enhancement to Water Recycling Centre treatment capacity and sewerage infrastructure upgrades may be required. The site is close to the river valley, within 400m buffer of conservation area and in the vicinity of grade II listed buildings so there may be landscape and historic environment impacts but it should be possible to mitigate these. The site is also within buffer to SSSI so any potential impact would need to be mitigated. Although there are a number of constraints to be overcome and the site is at the limits of acceptability for accessibility to core services it is considered suitable for the land availability assessment

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
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The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Up to 5 years (by April 2021)	
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In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0429

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0536**

Site Area **0.42 hectares**

LOCATION

Black Barn, Tabernacle Lane
Forncett End
NR16 1LE

PROPOSED DEVELOPMENT

Residential development of approx. 5 dwellings.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site is located to the south of the village with reasonable accessibility to services. Access would be from Tabernacle Lane which is narrow. Initial highway evidence has indicated that there are potential access constraints on the site but these could be overcome through development. Currently the local road network is considered to be unsuitable in terms of road capacity or lack of footpath provision. Enhancement to Water Recycling Centre treatment capacity and sewerage infrastructure upgrades may be required and substantial off site sewerage improvements may be required to connect foul water. The site is within low risk of flooding but substantial parts are at risk of surface water flooding. There are no significant landscape or biodiversity concerns but there may be townscape and historic environment impacts from nearby Grade II listed farmhouse. There are a number of constraints affecting this site but as it is likely that these can be overcome the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 5 to 10 years (between April 2021 and

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0536

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0559**

Site Area **0.90 hectares**

LOCATION

Four Seasons Nursery
Forncett St Mary
NR16 1JT

PROPOSED DEVELOPMENT

Residential development of approx. 3 dwellings for self build.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Red
Accessibility to Services	Amber
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Red
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Red
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This site is some distance from Cheney's Lane and initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained and no access point has been identified by the site promoter. There is limited accessibility to services, other than a bus stop and school. The site is considered to be remote from services so development would result in an increased use of unsustainable transport modes. The local road network is considered to be unsuitable in terms of road capacity or lack of footpath provision. The site is at low risk of flooding but enhancement to Water Recycling Centre treatment capacity and sewerage infrastructure upgrades may be required and substantial off site sewerage improvements may be required to connect foul water. The site is near to river valley and is grade 2 agricultural land so there may be some landscape impacts. The site is within 400m buffer to Forncett Conservation Area and near to grade II listed buildings so there may also be townscape and historic environment impacts. Site is within buffer to SSSI so any potential impact as a result of development would need to be mitigated. As there is no obvious way of accessing the site, it is at the limits of acceptability for accessibility to core services and has a number of other constraints it is considered unsuitable for the land availability assessment

For the purposes of the HELAA capacity assessment this site is considered to be UNSUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
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The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Up to 5 years (by April 2021)	
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In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0559

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Forngett St Peter Suitability Assessment

Site reference **GNLP1039**

Site Area **0.40 hectares**

LOCATION

Kilamay Farm
Wash Lane
Forngett St Peter

PROPOSED DEVELOPMENT

Residential development -- approximately 5 to 10 properties

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Red
Accessibility to Services	Amber
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Red
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site is located to the south of Forngett Peter. This site appear to have frontage along Wash Lane although initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained. Development of the site would not have a detrimental impact on the functioning of the road network although it is considered to be remote and would increase the use of unsustainable transport modes. The site has limited accessibility to services other than Forngett Primary school. The site is at low risk of flooding and surface water flooding and as a small site utilities capacity is unlikely to be an issue. The site is in the river valley so any landscape impact would need to be mitigated. The site is also in close proximity to SSSI and listed buildings so again any impact would need mitigation. Although there are a number of constraints to be overcome and the site is at the limits of acceptability for accessibility to core services it is considered suitable for the land availability assessment

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP1039

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP1040**

Site Area **1.20 hectares**

LOCATION

Land at Mill Road / Overwood Lane / Gilderswood
Forncett St Peter

PROPOSED DEVELOPMENT

Residential development -- approximately 5 to 10 properties

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Red
Accessibility to Services	Amber
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Red
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site is located on a crossroads to the west of Forncett St Peter. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained. Development of the site would not have a detrimental impact on the functioning of the road network although it is considered to be remote and would increase the use of unsustainable transport modes. The site has limited accessibility to services other than Forncett Primary School. The site is at low risk of flooding and as a small site utilities capacity is unlikely to be an issue. There are unlikely to be any significant townscape issues. The site is in the river valley so any landscape impact would need to be mitigated. The site is also in the vicinity of a SSSI and some listed buildings so again any impact would need mitigation. Although there are a number of constraints to be overcome and the site is at the limits of acceptability for accessibility to core services it is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP1040

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Foulsham Suitability Assessment

Site reference **GNLP0275**

Site Area **0.55 hectares**

LOCATION

Site of T H Blyth & Sons Builders'Yard & Land to wes
Claypit Road

PROPOSED DEVELOPMENT

Residential development of approx. 11 units

Foulsham
Norfolk
NR20 5RW

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Amber
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a part brownfield site toward the south end of Foulsham. The site is relatively accessible to a range of core services and facilities including employment opportunities, a primary school and a bus route. There are no known constraints from utilities infrastructure on site. The existing builders yard and adjoining filled ground may indicate risks from contamination and ground stability and parts of the site are at risk of surface water flooding which may require mitigation. Sewerage infrastructure upgrades would be required to serve growth in this location. There are no nationally or locally protected landscapes in the immediate vicinity of the site. The River Wensum SAC and Foxley Wood SSSI are both within 3km of the site requiring potential mitigation from development. Development would not result in the loss of any locally protected public open space or high quality agricultural land. There may be potential impacts on heritage assets due to proximity to the Conservation Area although redevelopment of the builders yard is an opportunity for enhancement. Initial highway evidence has indicated that potential access constraints could be overcome through development and that any impact on the functioning of local roads could be mitigated. Subject to addressing identified heritage, contamination and potential biodiversity constraints, the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0275

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Foulsham Suitability Assessment

Site reference **GNLP0286**

Site Area **2.08 hectares**

LOCATION

Land to west side and rear of

17 Twyford Lane

PROPOSED DEVELOPMENT

Residential development of up to 20 family houses, including an affordable housing contribution and upgrading of a section of Twyford Lane.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a greenfield site toward the north end of Foulsham and north of housing allocation FOU 1 which has been developed recently. The site is relatively accessible to a range of core services and facilities including employment opportunities, a primary school and a bus route. There are no known constraints from utilities infrastructure or contamination/ground stability but a small area of the site is at risk of surface water flooding. Sewerage infrastructure upgrades would be required to serve growth in this location. There are no nationally or locally protected landscapes in the immediate vicinity of the site. The River Wensum SAC and Foxley Wood SSSI are both within 3km of the site requiring potential mitigation from development. Development would not result in the loss of any locally protected public open space or high quality agricultural land. There may be potential impacts on the setting of the Conservation Area and there are some concerns that expansion of the village at this point would have a significant impact on townscape. Initial highway evidence has indicated that potential access constraints could be overcome through development but that the local road network is unsuitable. Subject to addressing identified heritage and potential biodiversity constraints, the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0286

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0605**

Site Area **0.67 hectares**

LOCATION

Land West of Foundry Close
Foulsham

PROPOSED DEVELOPMENT

Residential development for approx. 15-18 dwellings.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a greenfield site toward the north end of Foulsham and west of housing allocation FOU 1 which has been developed recently. The site is relatively accessible to a range of core services and facilities including employment opportunities, a primary school and a bus route. There are no known constraints from utilities infrastructure, contamination/ground stability or flood risk. Sewerage infrastructure upgrades would be required to serve growth in this location. There are no nationally or locally protected landscapes in the immediate vicinity of the site. The River Wensum SAC and Foxley Wood SSSI are both within 3km of the site requiring potential mitigation from development. Development would not result in the loss of any locally protected public open space or high quality agricultural land. There may be potential impacts on nearby heritage assets and on the setting of the adjacent Conservation Area but impact on townscape would be minimal if well designed. Initial highway evidence has indicated that potential access constraints could be overcome through development but that the local road network is unsuitable. Subject to addressing identified heritage and potential biodiversity constraints, the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0605

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0607**

Site Area **0.83 hectares**

LOCATION

Land North side of Bintree Road
Foulsham

PROPOSED DEVELOPMENT

Residential development for approx. 20-25 dwellings.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Amber
Contamination and Ground Stability	Amber
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Red

SITE SUITABILITY CONCLUSIONS

This is a part brownfield site on the south-western edge of Foulsham adjoining employment allocation FOU2. The site is remote from core services and facilities in the village but adjoins employment opportunities and is on a bus route. There are no known constraints from utilities infrastructure on site but it is likely that a buffer from the adjoining sewage treatment works would be necessary. Contamination from previous uses and odour nuisance from the sewage works are also likely constraints. A significant area of the site is at moderate to high risk of surface water flooding. Off-site mains reinforcement and sewerage infrastructure upgrades would be required to serve growth in this location. There are no nationally or locally protected landscapes in the immediate vicinity of the site. The River Wensum SAC and Foxley Wood SSSI are both within 3km of the site requiring potential mitigation from development. Development would not result in the loss of any locally protected public open space or high quality agricultural land. There are unlikely to be significant impacts on heritage assets or on townscape. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained. The relative remoteness of the site and difficulty of access, the significant surface water flood risk affecting it and the likely odour nuisance and contamination from adjoining uses suggest that the site would not be well suited for housing; accordingly the site is considered unsuitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be UNSUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
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The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Up to 5 years (by April 2021)
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In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0607

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Framingham Earl Suitability Assessment

Site reference **GNLP0003**

Site Area **2.25 hectares**

LOCATION

Land adjacent (West of) Bella Vista,
Burgate Lane
Framingham Earl
Norwich
Norfolk
NR14 7PU

PROPOSED DEVELOPMENT

Residential development of an unspecified number.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Amber
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site lies on Burgate Lane between Framingham Earl and Alington, and does not relate well to either village although it has access to some services. Initial highway evidence has indicated that it should be possible to create a suitable access, but that the site is remote and the road network is unsuitable. It is likely that the sewerage infrastructure network would need to be upgraded, and there is a national grid gas line nearby. There is no known contamination or ground instability, no flood risk and there would be no loss of open space. The site would not impact on a sensitive landscape, townscape or heritage asset, but an ecological survey would be necessary. Although there are some constraints, the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 5 - 10 years (between April 2021 and 2 (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 5 - 10 years (between April 2021 and 2

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0003

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0321**

Site Area **4.28 hectares**

LOCATION

Land immediately adjacent to Octagon Farm and adj
Bungay Road

PROPOSED DEVELOPMENT

Mixed use development consisting of approx. 60 dwellings, commercial, business, and light industrial space.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site is partially in Bixley parish, and lies to the north of woodland at the northern extent of Poringland/Framingham Earl village and it is proposed for mixed use development. Although it is not adjacent to the built up part of the village, the site has good access to services and initial highway evidence has indicated that it should be possible to create a suitable access, and that any impact on the road network could be mitigated. It is likely that the sewerage infrastructure network, including the water recycling centre, would need to be upgraded, and there are several areas at risk of flood. There are no known constraints from utilities infrastructure, contamination or ground instability and there would be no loss of open space. The site would not impact on a sensitive townscape, landscape, heritage asset or ecological site. Although there are some constraints, the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0321

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0391-A**

Site Area **1.25 hectares**

LOCATION

Land at Framingham Earl
Burgate Lane

PROPOSED DEVELOPMENT

Residential development of approx. 300 dwellings. (A&B)

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site lies to the east of Poringland/Framingham Earl village, adjacent to a recent permission for housing, and with good access to services. Initial highway evidence has indicated that a suitable access could be achieved, but that local roads are currently unsuitable. It is likely that the sewerage infrastructure, including the water recycling centre, would need to be upgraded. There are no known constraints from utilities infrastructure, contamination or ground instability. Small areas within the site are at risk of surface water flooding. The site would not impact on a sensitive townscape or landscape, but there are listed buildings and a SSSI nearby. Although there are some constraints, the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0391-A

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0391-B**

Site Area **3.35 hectares**

LOCATION

Land at Framingham Earl
Burgate Lane

PROPOSED DEVELOPMENT

Residential development of approx. 300 dwellings. (A&B)

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site is at the far eastern edge of Poringland/Framingham Earl’s built-up area where roads become narrow; initial highway evidence has indicated that it should be possible to create a suitable access, but that the road network is unsuitable. The site has some access to services. It is likely that the sewerage infrastructure network, including the water recycling centre, would need to be upgraded, and there are some areas at risk of flood. There are no known constraints from utilities infrastructure, contamination or ground instability and there would be no loss of open space. The site would not impact on a sensitive landscape or townscape, but an ecological survey would be necessary and there could be impact on heritage assets. Although there are some constraints, the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0391-B

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Framingham Pigot Suitability Assessment

Site reference **GNLP0589-A**

Site Area **5.52 hectares**

LOCATION

Land North and South of Pigot Lane
Framingham Pigot
NR14 7PX

PROPOSED DEVELOPMENT

Residential development for an undetermined number of dwellings. (A&B)

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Amber
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site is adjacent to a recent permission on Pigot Lane, to the east of Poringland/Framingham Earl village. Initial highway evidence has indicated that it should be possible to create a suitable access, but that the road network is unsuitable. The site has good access to services. It is likely that the sewerage infrastructure network, including the water recycling centre, would need to be upgraded, and there are some areas at risk of flood. There are no known constraints from utilities infrastructure, contamination or ground instability and there would be no loss of open space. The site would not impact on a sensitive landscape or townscape, but an ecological survey would be necessary and there could be impact on heritage assets. Although there are some constraints, the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 5 to 10 years (between April 2021 and

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNL0589-A

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Framingham Pigot/Poringland Suitability Assessment

Site reference **GNLP0589-B**

Site Area **4.50 hectares**

LOCATION

Land North and South of Pigot Lane
Framingham Pigot
NR14 7PX

PROPOSED DEVELOPMENT

Residential development for an undetermined number of dwellings.(A&B)

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Amber
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site lies east of Poringland/Framingham Earl village, between recent permissions for housing and a hospice with good access to services. Initial highway evidence has indicated that a suitable access could be achieved, but it is also likely that the sewerage infrastructure, including the water recycling centre, would need to be upgraded. There are no known constraints from utilities infrastructure, but as the site is a former RAF site, contamination is a possibility. Small areas within the site at risk of surface water flooding. The site would not impact on a sensitive townscape, landscape, heritage asset or ecological site. Although there are some constraints, the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 5 to 10 years (between April 2021 and

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNL0589-B

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Frettenham Suitability Assessment

Site reference **GNLP0492**

Site Area **6.37 hectares**

LOCATION

Land south of Harbord Road,
Frettenham
NR12 7ND

PROPOSED DEVELOPMENT

Residential development for an undetermined number of dwellings enabling a large area of green infrastructure

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Amber
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Red
Biodiversity and Geodiversity	Red
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This partly brownfield site is proposed for residential and green infrastructure . It is in close proximity to the school, but in general there is a lack of services at this rural location. It is located to the south of Harbord Road adjacent to a narrow track to the west of the site. Initial highway evidence has indicated that potential access constraints could be overcome through development. Also, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. Other constraints include the potential for localised contamination as a result of former gas works storage use and significant areas within low risk of surface water flooding. Furthermore, most of the site is covered by TPO trees including a veteran tree. A large proportion of the site is County wildlife Site and the Broads SAC/Broadland SPA and Crostwick Marsh SSSI are all on one site within a 1.5km radius. Norfolk Wildlife Trust has advised that limited development may be possible outside the CWS with enhancement of area within the CWS as a condition. There are a number of constraints affecting this site which do not seem to be possible to mitigate. The site is therefore concluded as unsuitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **UNSUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0492

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Geldeston Suitability Assessment

Site reference **GNLPO207**

Site Area **0.42 hectares**

LOCATION

Land at Old Yarmouth Road/Geldeston Hill
Geldeston

PROPOSED DEVELOPMENT

Residential development of approx. 12 dwellings.

Beccles
Norfolk

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a greenfield site, which is reasonably well-related to the existing services in Geldeston. It adjoins the Conservation Area, and so the design of development would need to be considered sensitively. Potential access and highway constraints could be overcome through appropriate development. It is about 850m away from the Broads Special Protection Area/Special Area of Conservation, and 190 metres from the Broads Authority area; part of the site also lies within the South Norfolk River Valley landscape designation. There are some limited bus journeys to Beccles and Southwold for employment and higher-order services. A sewerage upgrade would also be necessary. Whilst there are some constraints, the site is concluded as suitable for the land availability

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Geldeston

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0207

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0437**

Site Area **0.82 hectares**

LOCATION

Land off Kells Way

PROPOSED DEVELOPMENT

Residential development of approx. 12 dwellings.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a greenfield site, which is reasonably well-related to the existing services in Geldeston; it borders an allocation in the current South Norfolk Local Plan (GEL1), which has a resolution to grant planning permission. It adjoins the Conservation Area, and so the design of development would need to be considered sensitively. Potential access and highway constraints could be overcome through appropriate development. It is about 850m away from the Broads Special Protection Area/Special Area of Conservation, and 190 metres from the Broads Authority area; the site also lies within the South Norfolk River Valley landscape designation. There are some limited bus journeys to Beccles and Southwold for employment and higher-order services. Sewerage and water supply upgrades would also be necessary.

Whilst there are some constraints, the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0437

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP1004**

Site Area **0.30 hectares**

LOCATION

Former Allotment Gardens
Geldeston

PROPOSED DEVELOPMENT

Residential development of approximately 4 to 5 dwellings.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Red
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Red
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is small site, which used to be allotments and is partly covered by trees, which could potentially accommodate 4-5 dwellings. It is reasonably well-related to the existing services in Geldeston and there are some limited bus journeys to Beccles and Southwold for employment and higher-order services. It lies within the Conservation Area, and is within 50m of two Grade II-listed buildings, and also lies close to the Village Green. The design of development would therefore need to be considered very carefully. Whilst a potential access to the site from The Street is indicated, there does not appear to be an obvious safe highways access, and there is also a lack of footpath provision. It is about 500m away from the Broads Special Area of Conservation, and about 20m from the Broads Authority area; again, design would need to be considered carefully to reflect the setting and location. Sewerage and water supply upgrades would also be necessary. Due principally to the highways & access constraints, the site is concluded as not suitable for the land availability, although if further information could demonstrate how these issues could be overcome, this position could change.

For the purposes of the HELAA capacity assessment this site is considered to be UNSUITABLE

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP1004

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Gillingham Suitability Assessment

Site reference **GNLP0274**

Site Area **5.46 hectares**

LOCATION

Land to the south of the A143 and A146 Roundabout

PROPOSED DEVELOPMENT

Residential development of an unspecified number.

Gillingham
Norfolk

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This is a large greenfield site off the A146 and Geldeston Road. It is adjacent to the development boundary and opposite an allocation. It is well related to the services being located in close proximity to the school, though unsympathetic to the character of the village due the scale of development proposed. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development. Also, it is believed that, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. There are no concerns over potential contamination, ground stability, loss of high quality agricultural land, nor loss of open space. However, other constraints include areas at medium to high risk of flooding (zone 2&3), noise, proximity to listed buildings, compatibility issues with petrol station north of the site. This is an environmentally sensitive area the Broads SAC/SPA/Broadland Ramsar (the same sites) along with Leet Hill, Stanley and Alder Carrs and Geldeston Meadows SSSIs, are within 3km. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Immediately

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0274

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0276**

Site Area **0.67 hectares**

LOCATION

PROPOSED DEVELOPMENT

Land to the east of the Village Hall

Residential use - 10 dwellings

Gillingham
Norfolk

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Red
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This is a smaller site (0.6ha) to the east of the village, behind the village hall. It has some areas at risk of fluvial or surface water flooding, but its main constraint is that most of it is within the Broads Authority executive area, and further discussion will need to take place with the Broads Authority to assess suitability for allocation. The narrow strip of the site which is within the scope of the GNLP is approximately 0.3ha and would not make a cohesive development and access is severely constrained. The site is therefore considered unsuitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be UNSUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Immediately

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0276

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Gissing Suitability Assessment

Site reference **GNLP0208**

Site Area **0.26 hectares**

LOCATION

Land at Common Road
Gissing

Norwich
Norfolk

District **South Norfolk**

PROPOSED DEVELOPMENT

Residential development of approx. 6 dwellings.

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Red
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a small greenfield site off Common Road at the entrance to small cul-de-sac in the countryside. It has no accessibility to core services. Initial highway evidence has highlighted concerns that there are potential access constraints on the site, but these could be overcome through development. Also the site is considered to be remote from services for housing so development here would be likely to result in an increased use of unsustainable transport modes. The local road network is considered to be unsuitable either in terms of road capacity, or lack of footpath provision. There are no concerns over ground stability, contamination, flood risk, or loss of high quality agricultural land. It is outside of the conservation area though within the buffer, also within the 50 m buffer to register common land. There are a number of constraints affecting this site, particularly its inaccessibility to core services so the site is concluded as unsuitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be UNSUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLPO208

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Great Melton Suitability Assessment

Site reference **GNL0014**

Site Area **1.76 hectares**

LOCATION

Turnpike Field
OS ref. :TG1107SE
Land Registry no.:NK379901
Barford / Great Melton
South Norfolk

PROPOSED DEVELOPMENT

Residential development of approx. 5-8 dwellings

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Red
Compatibility with Neighbouring Uses	Red

SITE SUITABILITY CONCLUSIONS

The site is greenfield land off Watton Road, within the River Tiffey Valley. It is beyond the settlements of Great Melton and Barford, therefore it is disconnected from either of these two villages and unsympathetic to the character of these villages, this may lead to light pollution. Initial highway evidence has highlighted concerns that there are potential access constraints on the site, but these could be overcome through development. Also, the site is considered to be remote from services for housing for non-residential development so development here would be likely to result in an increased use of unsustainable transport modes. The local road network is considered to be unsuitable either in terms of road capacity, or lack of footpath provision. Other constraints include medium risk of flooding and surface water flooding on northern boundary, potential impact on wildlife site and ecology, proximity to sewage treatment plant and odour. There are a number of constraints affecting this site but these may be possible to mitigate. The site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0014

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Great Moulton Suitability Assessment

Site reference **GNLP0554**

Site Area **1.09 hectares**

LOCATION

Land at Hallowing Lane
Great Moulton
NR15 2AA

PROPOSED DEVELOPMENT

Residential development of an unspecified number.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site lies to the north-west of the village, with some access to services. Initial highway evidence has highlighted concerns that a suitable access could be achieved but the site is remote and the local road network is unsuitable. It is possible that the sewerage infrastructure would need to be upgraded, but there are no known constraints from utilities infrastructure, contamination or ground instability and there would be no loss of public open space. Large parts of the site are at risk of surface water flooding, but there would be no impact on designated landscapes, townscapes or ecological sites. However, there are several listed buildings nearby which would need to be considered. Although the site has constraints, avoiding the flood risk area, approximately half the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0554

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0555**

Site Area **1.46 hectares**

LOCATION

Land off Old Road (Adjacent to Hallowing Lane)
Great Moulton
NR15 2AA

PROPOSED DEVELOPMENT

Residential development of an unspecified number.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site lies to the north of the village, with some access to services. Initial highway evidence has highlighted concerns that a suitable access could be achieved but the site is remote and the local road network is unsuitable. It is possible that the sewerage infrastructure would need to be upgraded, but there are no known constraints from utilities infrastructure, contamination or ground instability and there would be no loss of public open space. Parts of the site are at risk of surface water flooding, but there would be no impact on designated landscapes or ecological sites. There are listed buildings which would need to be considered. Although the site has constraints, avoiding the flood risk area, approximately three quarters of the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0555

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0557**

Site Area **0.36 hectares**

LOCATION

Site Between Ketts Farm and Orchard Farm
Great Moulton
NR15 2HA

PROPOSED DEVELOPMENT

Residential development of an unspecified number.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site lies to the north of the village, with a small frontage onto Old Road and some access to services. Initial highway evidence has highlighted concerns that a suitable access could be achieved but the site is remote and the local road network is unsuitable. It is possible that the sewerage infrastructure would need to be upgraded, but there are no known constraints from utilities infrastructure, contamination or ground instability and there would be no loss of public open space. Large parts of the site are at risk of surface water flooding, but there would be no impact on designated landscapes or ecological sites. The townscape is not designated but could be considered to be sensitive, and there are listed buildings which would need to be considered. Although the site has constraints, avoiding the flood risk area, approximately half the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0557

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Great Witchingham Suitability Assessment

Site reference **GNLP0548**

Site Area **1.81 hectares**

LOCATION

Council Field, Heath Lane
Lenwade

PROPOSED DEVELOPMENT

Residential development for an undetermined number of dwellings.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site is at the north of the village, adjacent to recent housing development on two sides, so relates well to the existing built form and has good access to services. Initial highway evidence has indicated that a suitable access could be achieved, and that any impact on local roads could be mitigated. There are no known constraints from utilities infrastructure, contamination or ground instability, and there would be no loss of public open space. The site contains some areas at risk of surface water flooding. Development here would not impact on any sensitive landscape or townscape but there is a CWS nearby and a PRow on the site boundary. Although the site has some constraints, it is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0548

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0586**Site Area **2.94 hectares****LOCATION**Land north of Council Field, Heath Lane (west of Hall
Lenwade**PROPOSED DEVELOPMENT**

Open Space

District **Broadland****CONSTRAINTS ANALYSIS**

Access
 Accessibility to Services
 Utilities Capacity
 Utilities Infrastructure
 Contamination and Ground Stability
 Flood Risk
 Market Attractiveness

IMPACTS ANALYSIS

Significant Landscapes
 Townscapes
 Biodiversity and Geodiversity
 Historic Environment
 Open Space and GI
 Transport and Roads
 Compatibility with Neighbouring
 Uses

SITE SUITABILITY CONCLUSIONS

This site is north of 0548 and adjacent to, indeed slightly overlaps a CWS. It has been proposed as publicly accessible open space, and as such has not been assessed for housing or employment use in the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **UNSUITABLE**

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0586

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Suitability Assessment

Site reference **GNL0608**

Site Area **1.75 hectares**

LOCATION

Bridge Farm Field, St Faiths Close
Lenwade

PROPOSED DEVELOPMENT

Residential development for an undetermined number of dwellings.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is at the east of the village, and has been proposed as housing in the southern half, publicly accessible open space in the northern half, which is adjacent to a CWS. Initial highway evidence has indicated that a suitable access could be achieved. There are no known constraints from utilities infrastructure, contamination or ground instability, and there would be additional public open space. The site contains some areas at risk of surface water flooding. Development here would not impact on any sensitive landscape or townscape but there is a listed building and a CWS nearby. Although the site has some constraints, it is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0608

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Gt & Lt Plumstead Suitability Assessment

Site reference **GNLP0134**

Site Area **2.00 hectares**

LOCATION

Land south off Belt Road and east of Salhouse Road

Little Plumstead
Norfolk
NR13 5JH

District **Broadland**

PROPOSED DEVELOPMENT

Residential development comprising approx. 48 dwellings, landscaping and associated infrastructure

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Amber
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a greenfield site bounded by Salhouse Rd and Belt Rd. It is not particularly well related to services, though it is adjacent to Little Plumstead village. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development. Also, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. Other constraints include small sections at risk of surface water flooding and potential loss of high quality agricultural land grade 2, . No concerns over impact on Heritage assets or ecology. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021)

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNL0134

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0328**

Site Area **5.18 hectares**

LOCATION

Land east of Salhouse Road

PROPOSED DEVELOPMENT

Residential development of approx. 110 to 165 dwellings.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a greenfield site bounded by Salhouse Road and Blofield Corner, it is not particularly well related to services, though it is adjacent to Little Plumstead village. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development. Also, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. Other constraints include some sections within low to medium risk of surface water flooding, potential loss of high quality agricultural land grade 1& 2, and location within airport safeguarding zone. No concerns over impact on heritage assets or ecology. There are a number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0328

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0330**

Site Area **4.90 hectares**

LOCATION

Land west of Salhouse Road

PROPOSED DEVELOPMENT

Residential development of approx. 108 to 162 dwellings.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is adjacent to Salhouse Road. It is not particularly well related to services, though it is adjacent to Little Plumstead village. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development. Also, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. Other impacts include, proximity to designated species point, potential loss of high quality agricultural land grade 1& 2, and location within airport safeguarding zone. No concerns over impact on heritage assets. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0330

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0357**

Site Area **0.26 hectares**

LOCATION

Witton Lane Gospel Hall

PROPOSED DEVELOPMENT

Residential development comprising 5 detached dwellings, or 3 detached dwellings if retaining the existing Gospel Hall.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a brownfield site bounded by School Road and Witton Lane. It is located within the settlement boundary for Little Plumstead, therefore well-related to services and character of the village. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development. Also, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. Other impacts include non-designated heritage asset, ecology and location within airport safeguarding zone. No concerns over flood risk, impacts to landscape character or contamination. There are number of constraints but subject to these being possible to mitigate the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0357

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0420**

Site Area **10.93 hectares**

LOCATION

Land at Hare Road

PROPOSED DEVELOPMENT

Residential development of approx. 30 dwellings, with associated access and open space.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a greenfield site bounded by Water Lane, Church Road and Hare Road, therefore well related to services and the character of the village. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development. Also, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. Other impacts include potential loss of high quality agricultural land (Grade 1), and ecology. No concerns over risk of flooding, or contamination. There are number of constraints but as these may be possible to mitigate. However, approximately 10% of the site contains permission 20161151 for 11 dwellings. Therefore approximately 10ha of the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0420

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0441**

Site Area **4.23 hectares**

LOCATION

Land at Middle Road

PROPOSED DEVELOPMENT

Residential development of approx. 30 dwellings, with associated access and open space.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a greenfield site bounded by Middle Road and Hare Road, it is adjacent to Little Plumstead, though not particularly well related to services due to lack of footpaths. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development. Also, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. Other impacts include potential loss of high quality agricultural land (Grade 1), some sections within low risk of surface water flooding, landscape character and location within airport safeguarding zone. No concerns over heritage assets. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0441

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0483**

Site Area **11.12 hectares**

LOCATION

Land east of Salhouse Road
Little Plumstead

PROPOSED DEVELOPMENT

Residential development of 86 open market and affordable units with 5.83 ha of green infrastructure and new play equipment.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Amber
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a greenfield site bounded by Norwich Road, Salhouse Road, Crowes Loke and Sandhole Lane. It is not particularly well related to services. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development. Also, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. Other impacts include potential loss of high quality agricultural land (Grade 2), mature trees on site, ecology, and location within airport safeguarding zone. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0483

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Haddiscoe Suitability Assessment

Site reference **GNLP0392**

Site Area **0.80 hectares**

LOCATION

Land at Haddiscoe
Land at Junction of A143 and B1136

PROPOSED DEVELOPMENT

Residential development of approx. 25 dwellings.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Amber
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is at the junction of the B1136 and A143. Access is identified as a significant constraint as is the suitability of the local network, Other constraints are the proximity to listed buildings, the proximity to a SSSI, sewer capacity and local waste water treatment capacity. There are significant constraints that may be possible to mitigate although further evidence will be required. The site is concluded as suitable for the land availability assessment

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0392

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0414**

Site Area **6.83 hectares**

LOCATION

Haddiscoe Manor Farm
The Manor

PROPOSED DEVELOPMENT

Residential development of approx. 122 dwellings.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

The site is in 3 parts. West of the Loke, East of the Loke and south of the A143. Access is identified as a significant constraint to the sites E and W of the Loke, as is the suitability of the local network, Other constraints are the proximity to listed buildings, the proximity to a SSSI, sewer capacity and local waste water treatment capacity. There are significant constraints that may be possible to mitigate although further evidence will be required. The site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0414

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0455**

Site Area **0.48 hectares**

LOCATION

Willow Farm,
North End

PROPOSED DEVELOPMENT

Employment, storage and distribution uses

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Red
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

The site is on Church Road and is remote from services and facilities with the exception of a bus route. Access is identified as a significant constraint as is the suitability of the local network, Other constraints are the proximity to listed buildings, the proximity to a SSSI, sewer capacity and local waste water treatment capacity. The heaviest constraint is over flood risk. The site is almost entirely within fluvial flood zones 2 and 3 and is not considered to be suitable.

For the purposes of the HELAA capacity assessment this site is considered to be UNSUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
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The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	5 to 10 years (between April 2021 and
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In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0455

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Hainford Suitability Assessment

Site reference **GNLP0065**

Site Area **1.04 hectares**

LOCATION

Land at the junction of Frettenham Road and Buxto
Frettenham
Hainford
Norwich
Norfolk
NR12 7NJ

PROPOSED DEVELOPMENT

Residential development of 10 to 12 houses.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site is on the very edge of the parish, unrelated to any existing settlement. Initial highway evidence has indicated that a suitable access could be achieved, but that the site is remote from services, although there is a bus stop and primary school within walking distance. It is likely that sewerage infrastructure would need to be upgraded and large parts of the site are at risk of surface water flooding, but there are no known constraints from utilities infrastructure, contamination or ground instability. There would be no impact on sensitive landscapes or public open space, but there is a listed building nearby and an ecological survey is likely to be required. Although the site is constrained, approximately 0.7ha of the site would be suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0065

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0069**

Site Area **10.70 hectares**

LOCATION

Land off Stratton Road
Hainford

Norwich
Norfolk
NR10 3AY

District **Broadland**

PROPOSED DEVELOPMENT

Residential development of approx. 404 dwellings with associated open space.

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site lies to the north of Waterloo, just north of a recent permission on Stratton Road. Initial highway evidence has indicated that a suitable access could be achieved, but that the site is remote from services, although there is a bus stop and primary school within walking distance. It is likely that sewerage infrastructure would need to be upgraded and parts of the site are at risk of surface water flooding, but there are no known constraints from utilities infrastructure, contamination or ground instability. There would be no impact on sensitive landscapes or public open space, but there are listed buildings nearby and the site is within the impact risk zone of a SSSI. Although the site is constrained, it is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Immediately

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0069

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0181**

Site Area **1.16 hectares**

LOCATION

Land at Hall Road
Hainford

Norwich
Norfolk
NR10 3NA

District **Broadland**

PROPOSED DEVELOPMENT

Residential development of approx. 20 dwellings

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

The site is adjacent to the east of Hainford village, well related to the village and with access to the school and bus service. Initial highway evidence has indicated that a suitable access could be achieved, and that any impact on local roads could be mitigated. It is likely that sewerage infrastructure would need to be upgraded and a small part of the site is at risk of surface water flooding, but there are no known constraints from utilities infrastructure, contamination or ground instability. Development would not impact on sensitive landscapes or public open space. However, the setting of Hainford Hall could be affected and there could be amenity concerns related to the nearby car breaker’s yard. Although the site is constrained, the site would be suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0181

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0190**

Site Area **8.44 hectares**

LOCATION

Arable Land
Hall Lane
Hainford
Norwich
Norfolk
NR10 3NA

PROPOSED DEVELOPMENT

Residential development, with a potential area of recreation and leisure, community use and public open space.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This large site sits to the east of Hainford Hall, separated from the village. Initial highway evidence has indicated that a suitable access could be achieved, but that the site is remote from services, although the site is within walking distance of a bus service and school. It is likely that water supply and sewerage infrastructure would need to be upgraded, but the site is at low risk of flooding, there are no known constraints from utilities infrastructure, contamination or ground instability, and no loss of public open space. There would be no impact on sensitive landscapes, but there are listed buildings nearby, including Hainford Hall, the setting of which would be impacted, and the site is in a SSSI impact risk zone. Although the site is constrained, it is considered to be suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021)

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0190

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0393**

Site Area **1.51 hectares**

LOCATION

Land at Hainford
Newton Road

PROPOSED DEVELOPMENT

Residential development of approx.45 homes.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Amber
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site lies to the south of Waterloo, separated from the hamlet by a small field and appears to partially overlap the school car park. Initial highway evidence has indicated that a suitable access could be achieved, and that any impact on local roads could be mitigated. There is a bus stop and primary school within walking distance. It is likely that sewerage infrastructure would need to be upgraded and parts of the site are at risk of surface water flooding, but there are no known constraints from utilities infrastructure, contamination or ground instability. There would be no impact on sensitive landscapes, but development is likely to affect the setting of listed buildings including the church and impact on the school car park capacity, and the site is in the impact risk zone of a SSSI. Although the site is constrained, it is considered to be suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0393

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0512**

Site Area **3.60 hectares**

LOCATION

Lady Lane / Hall Road
Hainford
NR10 3LU

PROPOSED DEVELOPMENT

Residential development of approx.12 homes.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This reference covers two sites in a sparsely developed area south of Hainford village, but within walking distance of the school and bus service. Initial highway evidence has indicated that a suitable access could be achieved, but that the site is remote from services. It is likely that water supply and sewerage infrastructure would need to be upgraded, and there are areas at risk of surface water flooding, but there are no known constraints from utilities infrastructure, contamination or ground instability, and no loss of public open space. There would be no impact on sensitive landscapes, but there are listed buildings nearby, and an ecological survey will probably be needed. Although the site is constrained, it would be suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0512

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0582**

Site Area **3.01 hectares**

LOCATION

Land East of Newton Road
Hainford
NR10 3LZ

PROPOSED DEVELOPMENT

Residential development, approx. 60-80 dwellings.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site lies just south of Hainford village, being partially adjacent to the gardens of existing housing and within walking distance of the school and bus service. Initial highway evidence has indicated that a suitable access could be achieved, but that local road network is unsuitable. It is likely that sewerage infrastructure would need to be upgraded, and there are areas at risk of surface water flooding, but there are no known constraints from utilities infrastructure, contamination or ground instability, and no loss of public open space. There would be no impact on sensitive landscapes, but there are listed buildings and TPO trees nearby, and an ecological survey will probably be needed. Although the site is constrained, approximately 1.7ha would be suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0582

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Hales Suitability Assessment

Site reference **GNLP0308**

Site Area **3.21 hectares**

LOCATION

Land off Briar Lane, west Hales.

PROPOSED DEVELOPMENT

Residential development of an unspecified number, incorporating a primary school, a small local centre and public open spaces.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a large site to the east of the village, north of a recent allocation and within walking distance of a bus service. Initial highway evidence has highlighted concerns that it would not be possible to achieve a suitable access to the site and the local road network is unsuitable. It is likely that the sewerage infrastructure, including the water recycling centre, will need to be upgraded, but there are no known constraints from utilities infrastructure, contamination or ground instability and there would be no loss of public open space. There would be no impact on designated landscapes, townscapes or ecological sites, but the setting of Hales Hospital may be impacted. Although the site has some constraints, it is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by March 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0308

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Harleston Suitability Assessment

Site reference **GNLP0209**

Site Area **1.27 hectares**

LOCATION

Land South Of Rushall Road
Harleston

PROPOSED DEVELOPMENT

Residential development of approx. 40 dwellings.

Norwich
Norfolk

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a greenfield site which it is proposed to access from Elizabeth Walk/Glamis Court, rather than Rushall Road. Whilst there would be traffic impacts, they would be limited and likely to be mitigable. The site is within 400m of the Harleston Conservation Area, but would not meaningfully affect it. Development may impact on the setting of The Grove, a listed building, and the site itself offers an attractive setting to the surrounding development, containing mature trees. The location is attractive green entrance to the development with good mature trees and is sited in a river valley landscape designation – consequently it would be preferable to set back within the site with landscaping retained to the front. The site’s proximity to the town centre and local services (such as schools, shops and employment opportunities) means that it is well located. Sewerage, surface water and water supply network enhancements would all be necessary; mitigation of surface water drainage would be particularly important. The site is concluded as being suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021)

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0209

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0237**

Site Area **0.28 hectares**

LOCATION

Land adjacent to 10 Frere Road
Harleston

Norwich
Norfolk

District **South Norfolk**

PROPOSED DEVELOPMENT

Residential development of approx. 10 dwellings.

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Amber
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a small greenfield site which could accommodate approximately 10 dwellings. Access would be to Frere Road and the small scale of development would not add significant highways difficulties to the network.

There are several listed buildings and parts of Harleston conservation area within a 400m radius, although as there is a recreation ground and housing estate between the two, few impacts are thought likely. The site itself does offer an attractive “green edge” setting to the surrounding area, in a designated river valley landscape and is likely to be used (informally) as open space for leisure purposes by residents – its development would see much or all of this land lost. The design of any development would therefore need to be considered carefully. The site’s proximity to the town centre and local services (such as schools, shops and employment opportunities) means that it is well located. Harleston Water Recycling Centre has some spare capacity, as does the local sewerage network. However, there are network capacity issues for surface water, which would need to be mitigated. The site is concluded as being suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0237

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0263**

Site Area **0.48 hectares**

LOCATION

Apollo Club
Mendham Lane

Harleston
Norfolk
IP20 9DN

District **South Norfolk**

PROPOSED DEVELOPMENT

Residential development of an unspecified number or retail uses.

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Amber
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a brownfield site, the location of the Apollo Social Club, which closed in 2016. It is proposed for either housing (10-15 units) or retail. Given its previous use, contamination is thought to be unlikely but is a possibility. The use of the current access to Mendham Lane would be appropriate, and whilst a modest impact on local traffic would be expected, this could be mitigated. The site's proximity to the town centre and local services (such as schools, shops and employment opportunities) means that it is very-well located. There are many listed buildings within 400m and Harleston conservation area is also within 400m; some design consideration would need to be given to this context. However, the site would be accessed via existing residential areas which are not sensitive townscapes. There would be sewerage capacity to accommodate the site's development, but some improvements to the water supply network may be necessary. Harleston has some surface water flooding problems generally, but none are known on this site; drainage through SuDS would be the preference. The site is concluded as being suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0263

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Hellesdon Suitability Assessment

Site reference **GNLP1019**

Site Area **11.08 hectares**

LOCATION

Land East of Reephams Road / North of Arden Grove

Hellesdon

PROPOSED DEVELOPMENT

Recreational Open Space

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access

Accessibility to Services

Utilities Capacity

Utilities Infrastructure

Contamination and Ground Stability

Flood Risk

Market Attractiveness

IMPACTS ANALYSIS

Significant Landscapes

Townscapes

Biodiversity and Geodiversity

Historic Environment

Open Space and GI

Transport and Roads

Compatibility with Neighbouring
Uses

SITE SUITABILITY CONCLUSIONS

This site is proposed for recreational open space, for which use it is currently allocated and as such is not a HELAA use, therefore the site has not been assessed for the purposes of the HELAA.

For the purposes of the HELAA capacity assessment this site is considered to be **UNSUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:

(timescales have not been specified by the proposer if these fields left blank)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP1019

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Suitability Assessment

Site reference **GNLP1020**

Site Area **1.26 hectares**

LOCATION

Land adjacent to St Marys' Church, Low Road,
Hellesdon

PROPOSED DEVELOPMENT

Extension of Burial Ground

District **Broadland**

CONSTRAINTS ANALYSIS

- Access
- Accessibility to Services
- Utilities Capacity
- Utilities Infrastructure
- Contamination and Ground Stability
- Flood Risk
- Market Attractiveness

IMPACTS ANALYSIS

- Significant Landscapes
- Townscapes
- Biodiversity and Geodiversity
- Historic Environment
- Open Space and GI
- Transport and Roads
- Compatibility with Neighbouring Uses

SITE SUITABILITY CONCLUSIONS

This site is proposed as an extension to the adjacent burial ground, for which use it is currently allocated, and as such is not a HELAA use, therefore the site has not been assessed for the purposes of the HELAA.

For the purposes of the HELAA capacity assessment this site is considered to be **UNSUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP1020

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Suitability Assessment

Site reference **GNLP1021**

Site Area **2.07 hectares**

LOCATION

PROPOSED DEVELOPMENT

Rear of Heath Crescent, Prince Andrew Road

Sports Facility

Hellesdon

District **Broadland**

CONSTRAINTS ANALYSIS

- Access
- Accessibility to Services
- Utilities Capacity
- Utilities Infrastructure
- Contamination and Ground Stability
- Flood Risk
- Market Attractiveness

IMPACTS ANALYSIS

- Significant Landscapes
- Townscapes
- Biodiversity and Geodiversity
- Historic Environment
- Open Space and GI
- Transport and Roads
- Compatibility with Neighbouring Uses

SITE SUITABILITY CONCLUSIONS

This site is proposed for sports and recreation facilities, which is its current use. As such it is not a HELAA use and therefore the site has not been assessed for the purposes of the HELAA

For the purposes of the HELAA capacity assessment this site is considered to be UNSUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:

(timescales have not been specified by the proposer if these fields left blank)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP1021

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Hempnall Suitability Assessment

Site reference **GNLP0147**

Site Area **13.17 hectares**

LOCATION

Land around Alburgh Road and Silver Green / NR15
Sycamore Farm, 17 Alburgh Road
Hempnall Green
Norwich
Norfolk
NR15 2NP

PROPOSED DEVELOPMENT

Mixed use development, led by residential development of an unspecified number, with potential for light industrial or small office units.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Amber
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a large site that far exceeds the current level of development in Hempnall Green. There are no absolute constraints but to be developed to its full extent of circa 300 homes would require significant mitigations. These constraints are vehicular access, access to services which are some distance away in Hempnall Village, utilities capacity, possible contaminated land, flood risk, the townscape consequences of a disconnected form of development, possible impact on nearby County Wildlife Sites, and the limited capacity of the surrounding highway network. The issues identified are important but not absolute constraints and so the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021)

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0147

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0178**

Site Area **0.40 hectares**

LOCATION

Land adjacent Tween Oaks
Alburgh Road

PROPOSED DEVELOPMENT

Residential development of approx. 4 dwellings.

Hempnall Green
Norfolk
NR152NP

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a small site that could provide single plot depth development in Hempnall Green. The site is not particularly well-related to services and would lead to further sporadic development in a countryside location. Initial highway evidence has indicated that there are potential access constraints that could be overcome through development. Other constraints are to do with nearby designated ecological assets and Grade II listed buildings. The site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Immediately

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0178

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0220**

Site Area **0.48 hectares**

LOCATION

Land at Millfields
Hempnall

PROPOSED DEVELOPMENT

Residential development of approx. 15 dwellings.

Norwich
Norfolk

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is well-related to services in the Village but there is a query over vehicular access, which is presumed to be via the narrow roadway of Millfields. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained. Other constraints, although thought mitigatable, are impact on the last undeveloped view of the Grade II disused windmill, the presence of mature trees on the site, and the potential for protected species to be present. The site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021)

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0220

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0580**

Site Area **0.94 hectares**

LOCATION

Land at Home Farm, Alburgh Road
Hempnall Green
NR15 2NP

PROPOSED DEVELOPMENT

Residential development of approx. 5-6 dwellings.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Amber
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a small site that could provide a small lobe of development in Hempnall Green. However, the site is not particularly well-related to services and would lead to a disconnected form of development. Initial highway evidence has indicated that there are potential access constraints that could be overcome through development. Other constraints, also thought mitigatable, are nearby designated ecological assets and Grade II listed buildings. The site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Immediately

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0580

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP1015**

Site Area **1.60 hectares**

LOCATION

Land adjacent to the Primary School
The Street
Hempnall

PROPOSED DEVELOPMENT

Residential development -- approximately 50 dwellings. Includes extension to primary school car park.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is well-related to services in the village but there is a query over vehicular access, which would be off The Street and next to the primary school. Initial highway evidence has indicated that the creation of a suitable access may be difficult but could be overcome through development. Although again thought mitigatable, some areas of the site are vulnerable to surface water flooding; and, there is possibly the ecological impact to consider of Fritton Grange Meadows SSSI being 700 metres away to the west. The site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:

(timescales have not been specified by the proposer if these fields left blank)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP1015

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP1016**

Site Area **1.30 hectares**

LOCATION

Land at Bussey's Loke

Hempnall

PROPOSED DEVELOPMENT

Residential development -- approximately 50 houses

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Red
Open Space and GI	Green
Transport and Roads	Red
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is well-related to services in the Village but there is a query over vehicular access, which is presumed to be via the narrow country lane of Bussey's Loke. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained. This site is also just 50 metres from the Grade I Church of St Margaret and poses the possibility of causing substantial harm to undeveloped views of this important local heritage asset. Another constraint, although thought mitigatable, is the potential ecological impact to Fritton Grange Meadows SSSI which is 1,000 metres away to the west. There is also a small area at the south of the site that includes a pond. The highways, historic building, and flood risk issues are important but not absolute constraints and so the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:

(timescales have not been specified by the proposer if these fields left blank)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP1016

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP1017**

Site Area **0.90 hectares**

LOCATION

Land at Broaden Lane

Hempnall

PROPOSED DEVELOPMENT

Residential development -- approximately 20 25 dwellings

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Red
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

The site is well-related to services in the Village but there is a query over vehicular access, which is presumed to be via a new junction off Broad Lane. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained. Other constraints, although thought mitigatable, is the potential ecological impact to Fritton Grange Meadows SSSI which is 700 metres away to the west, and possible landscape intrusion into the Tas River Valley. Also thought mitigatable is possible impact on the Grade II listed Fairstead Lane Farmhouse which is 100 metres to the west. The highways issues are important but not an absolute constraint and so the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:

(timescales have not been specified by the proposer if these fields left blank)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP1017

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP1018**

Site Area **3.00 hectares**

LOCATION

Land South of Millfields

Hempnall

PROPOSED DEVELOPMENT

Residential development -- approximately 75 houses

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is well-related to services in the Village but there is a query over vehicular access, which is presumed to be via a narrow track to Field Lane. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained. Other constraints, although thought mitigatable, is the potential ecological impact to Fritton Grange Meadows SSSI which is 700 metres away to the west, and possible landscape intrusion into the Tas River Valley. Also thought mitigatable is possible impact on the Grade II listed disused windmill which is 75 metres to the north. The highways issues are important but not an absolute constraint and so the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:

(timescales have not been specified by the proposer if these fields left blank)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP1018

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Hethersett Suitability Assessment

Site reference **GNLP0135**

Site Area **1.98 hectares**

LOCATION

Wood Hall
Norwich Road
Hethersett
Norwich
Norfolk
NR9 3DE

PROPOSED DEVELOPMENT

Residential development

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is distant from the village centre but has footpath links to the range of local services. There are no flooding, landscape or ecological constraints. The site has a direct access onto the B1172 and initial highway evidence has indicated that this would require improvements. Other constraints are a group Tree Preservation covering the site, and the identification of the need for local sewer upgrades. It is likely that mitigation could be found for the known constraints. The site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021)

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0135

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0177-A**

Site Area **196.49 hectares**

LOCATION

Land north, north-east, south-east and west of Heth

Hethersett
Norfolk
NR9 3FG

District **South Norfolk**

PROPOSED DEVELOPMENT

Residential development of up to 3000 homes on approx. 111 ha; commercial/ employment development; supporting infrastructure, open space and potential Country Park (land at Hethersett Race Course) on approx. 111 ha. (A&B)

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Amber
Contamination and Ground Stability	Amber
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Amber
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a large site wrapping round the north and west of the existing settlement of Hethersett. The existing infrastructure would not be sufficient to support the development potential of the land. Constraints are likely to be the local and trunk road networks, social infrastructure and utilities infrastructure and there are powerlines crossing the land. The significant scale of this site will require significant infrastructure enhancements to support its delivery and development of such a scale would provide local services and facilities. Given the potential scale of development, it is likely that mitigation could be found for the known constraints. The site is concluded as suitable for the land availability assessment. Approximately 33 percent of the site is subject to an existing planning permission or allocation for a similar form of development, consequently the site capacity for the purposes of the HELAA analysis will need to be reduced accordingly.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 5 - 10 years (between April 2021 and 2

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0177-A

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0177-B**

Site Area **118.19 hectares**

LOCATION

Land north, north-east, south-east and west of Heth

Hethersett
Norfolk
NR9 3FG

District **South Norfolk**

PROPOSED DEVELOPMENT

Residential development of up to 3000 homes on approx. 111 ha; commercial/ employment development; supporting infrastructure, open space and potential Country Park (land at Hethersett Race Course) on approx. 111 ha. (A&B)

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Amber
Contamination and Ground Stability	Amber
Flood Risk	Red
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Red
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This is a large site to East of Hethersett between the B1172 and the A11. The existing infrastructure would not be sufficient to support the development potential of the land. Constraints are likely to be the local and trunk road networks, social infrastructure and utilities infrastructure. Specific constraints include an oil pipeline crossing the land, some areas of the site are in flood zones and parts of the site lie within buffer zones on a SSSI, and ancient monument. The significant scale of this site will require significant infrastructure enhancements to support its delivery and development of such a scale would provide local services and facilities. Given the potential scale of development, it is likely that mitigation could be found for the known constraints. The site is concluded as suitable for the land availability assessment

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 5 - 10 years (between April 2021 and 2

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0177-B

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0394**

Site Area **15.06 hectares**

LOCATION

land at Hethersett
New Road

PROPOSED DEVELOPMENT

Residential development of approximately 300 dwellings

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Red
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is on the periphery of the settlement, distant from local services. The site is constrained with substantial areas vulnerable to surface water flooding and no suitable means of access being identified. This site is also in the area covered by existing strategic gap policies. It may be possible to achieve access through other sites promoted, but these are in other different ownerships and there is no evidence that a suitable access could be achieved. If accessed through adjacent sites this would significantly increase the walking distance to local services. The site is concluded as unsuitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be UNSUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0394

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Suitability Assessment

Site reference **GNLP0454**

Site Area **0.83 hectares**

LOCATION

Keyline Builders Site
Little Melton Road
Beckhithe

PROPOSED DEVELOPMENT

Residential development of approx. 34 dwellings

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Amber
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is currently in industrial use with access from Little Melton Road. The site is within 2km of existing schools but is remote from both Hethersett and Little Melton. There are no identified flooding, landscape or townscape constraints associated with this site. Possible constraints are land contamination, mature trees and hedgerows on the boundary of the site, sewer capacity and footway provision. Although a number of constraints have been identified it is considered that mitigation could be found. The site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 5 to 10 years (between April 2021 and (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 5 to 10 years (between April 2021 and

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0454

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0462**

Site Area **1.34 hectares**

LOCATION

Land off Jaguar Road

PROPOSED DEVELOPMENT

Residential development of approximately 20 dwellings with open space.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is accessed from an existing residential estate road and is well located to the services and facilities within the village. The site has few constraints, those being risk of surface water flooding and the potential for the presence of protected species, although these are likely to be able to be mitigated through development. The site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0462

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0480**

Site Area **4.52 hectares**

LOCATION

Land east of New Road,

PROPOSED DEVELOPMENT

Residential development of approx. 42 dwellings and/or sheltered housing and/or housing with care for the elderly and 3.08ha of park.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is on the western side of New Road, on the periphery of the settlement, distant from local services. Potential site constraints are sewer capacity, the impacts in the strategic gap between Hethersett and Wymondham and substantial areas vulnerable to surface water flooding. Initial highway evidence has indicated that an access may be possible to achieve, but the current New Road junction with the B1172 could be a constraint although there is potential for this to be mitigated. The site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0480

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0481**

Site Area **4.92 hectares**

LOCATION

Land east of New Road,

PROPOSED DEVELOPMENT

Residential care home, sheltered housing and/or housing with extra care for the elderly and public open space of 3.18 ha (extension to park proposed on adjoining site)

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Red
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is on the North of the B1172 to the west of the settlement and is distant from local services. Initial highway evidence has indicated that a suitable access cannot be achieved to New Road but it is possible that it could be delivered through site GNLP0480 being promoted by the same landowner. Other site constraints are sewer capacity, the impacts in the strategic gap between Hethersett and Wymondham, substantial areas vulnerable to surface water flooding and the current New Road junction with the B1172 could be a constraint although there is potential for this to be mitigated. The site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0481

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0486**

Site Area **14.83 hectares**

LOCATION

Land north of Norwich Road,

PROPOSED DEVELOPMENT

Employment development (a mix of use classes B1, B2 and B8)

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This site is promoted for employment use on land adjacent to the A11/A47 junction. The site is distant from services in Hethersett and severed from Cringleford by the A47, although the site benefits from good public transport connectivity. Likely constraints are the local road network, the trunk road junction and noise impacts. The site is also in an area subject to current strategic gap and southern bypass landscape protection policies. Part of the site has consent for a fast food outlet. Initial highway evidence has indicated that the highway constraint could be mitigated and further evidence is the current planning consent. The site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0486

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP1023-A**

Site Area **2.99 hectares**

LOCATION

PROPOSED DEVELOPMENT

Little Melton Business Park

Food-led business hub

Hethersett

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Amber
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is strategic scale site of 13 ha, either side of the existing Little Melton Business Park promoted for employment uses. It is remote from Hethersett although adjacent to existing employment uses. On site constraints include a gas pipeline and powerlines. The existing infrastructure including the sewers and local road network would be unsuitable for the development potential of the site. However, given the scale of the site it is likely that these constraints can be mitigated through development. The site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP1023-A

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP1023-B**

Site Area **10.59 hectares**

LOCATION

Little Melton Business Park

PROPOSED DEVELOPMENT

Food-led business hub

Hethersett

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Amber
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is strategic scale site of 13 ha, either side of the existing Little Melton Business Park promoted for employment uses. It is remote from Hethersett although adjacent to existing employment uses. On site constraints include a gas pipeline and powerlines. The existing infrastructure including the sewers and local road network would be unsuitable for the development potential of the site. However, given the scale of the site it is likely that these constraints can be mitigated through development. The site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:

(timescales have not been specified by the proposer if these fields left blank)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP1023-B

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Hevingham Suitability Assessment

Site reference **GNLP0292**

Site Area **1.75 hectares**

LOCATION

Land at Hevingham (East of Cromer Road and north

PROPOSED DEVELOPMENT

Residential development of approx. 35 homes, with a potential play area, open space and local infrastructure.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This greenfield site is on the north-eastern edge of Hevingham east of the A140. There is a limited range of core services and facilities in Hevingham village but it is within an accessible distance of a primary school and a bus route along the main road. There are no known issues in relation to utilities infrastructure, contamination/ground stability or flood risk. Sewerage infrastructure upgrades would be required to serve proposed growth in this location and the local sewage treatment works is known to be at capacity. There are no nationally protected landscapes, natural areas, sites or species in the immediate vicinity of the site, although it immediately adjoins a County Wildlife Site which may require specific mitigation and is also within a 3km protection zone around a SSSI. Development would not have a significant impact on heritage assets but there are concerns that extension of Hevingham east of the A140 would lead to further disconnection from the village core to the detriment of its townscape setting. Initial highway evidence has highlighted that potential access constraints could be overcome through development but the local road network is unsuitable and the site's remoteness would result in increased car dependency. Subject to resolving identified highways, biodiversity and townscape concerns, the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by March 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0292

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Hingham Suitability Assessment

Site reference **GNL0273**

Site Area **1.33 hectares**

LOCATION

Land West of Attleborough Road
Hingham

PROPOSED DEVELOPMENT

Residential development

Norwich
Norfolk

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This site is remote from the main part of the village. Initial highway evidence indicates that the local road network is unsuitable and development here would be likely to result in an increased use of unsustainable transport modes. There are potential access constraints to the site which could be overcome through development and it is likely that the existing access would need to be upgraded and/or repositioned to suit residential development. The site is at low risk of flooding but enhancement to the Water Recycling Centre and sewerage infrastructure upgrades may be required. There are likely to be landscape and townscape concerns due to adjacent Grade II listed Gurney Manor. The site is within 3,000m buffer zone to a SSSI so any potential impact would need to be mitigated. There are a number of constraints but subject to being able to overcome these the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0273

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0298**

Site Area **1.87 hectares**

LOCATION

Land opposite Hingham Sports Centre
 Watton Road
 Hingham

PROPOSED DEVELOPMENT

Residential development of approx. 50-100 dwellings

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site has good accessibility to services but development here would extend the settlement further into the countryside. Initial highway evidence has indicated that the local road network is unsuitable in terms of either road capacity or lack of footpath provision and there may be potential access constraints, however it may be possible to mitigate these issues. The site is at low risk of flooding but enhancement to the Water Recycling Centre and sewerage infrastructure upgrades may be required. The site is within 3,000m buffer zone to SSSI so any potential impact would need to be mitigated. There are a number of constraints but the site is considered suitable for the land availability assessment

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0298

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0310**

Site Area **5.65 hectares**

LOCATION

Land south of Norwich Road, north of Seamere Roa

PROPOSED DEVELOPMENT

Residential development of approx. 172 dwellings

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This site is remote from the village and development here may be unsympathetic to the character of the area. Initial highway evidence has indicated that subject to suitable footpath provision the potential impact on the function of local roads could be reasonably mitigated. There are potential access constraints but it may be possible to mitigate these through development. The site is at low risk of flooding but enhancement to the Water Recycling centre and sewerage infrastructure upgrades may be required. Off site mains reinforcement may be required to upgrade the water supply and as the site is approximately 500m from the sewage works the cordon sanitaire may apply. The site is within 3,000m buffer zone to SSSI so any potential impact would need to be mitigated. There are a number of constraints but the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by March 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 5 to 10 years (between April 2021 and

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0310

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0335**

Site Area **5.81 hectares**

LOCATION

Land off Watton Road

PROPOSED DEVELOPMENT

Residential development of approx. 100-200 dwellings

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site appears to be landlocked behind existing properties, although access could potentially be achieved through neighbouring sites 0298 or 0395. Initial highway evidence has indicated that the local road network is unsuitable in terms of road capacity or lack of footpath provision. The site is at low risk of flooding but enhancement to the Water Recycling Centre and sewerage infrastructure upgrades may be required. The site is within 3,000m buffer zone to SSSI, within 400m of listed buildings and adjacent to the Conservation Area so any potential impact would need to be mitigated. There are a number of constraints but subject to the site coming forward with neighbouring sites it is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 5 to 10 years (between April 2021 and

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0335

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0395**

Site Area **3.99 hectares**

LOCATION

land at Hingham
Attleborough

PROPOSED DEVELOPMENT

Residential development of approx. 200 dwellings

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Red
Biodiversity and Geodiversity	Amber
Historic Environment	Red
Open Space and GI	Green
Transport and Roads	Red
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This site is adjacent to the built up area with good accessibility to services. Initial highway evidence has indicated that the local road network is unsuitable in terms of road capacity or lack of footpath provision. The site is accessed down a narrow road and the presence of former rectory walls may impede mitigation but this would need further investigation. There are potential access constraints to the site but these could be overcome by development. The site is at low risk of flooding but enhancement to the Water Recycling Centre and sewerage infrastructure upgrades may be required. The site is within 3,000 m buffer to SSSI and there are significant townscape and historic environment constraints, which it may be difficult to mitigate. The site is adjacent to the conservation area and a large area associated with TPO's. The site forms part of the historic core with a high concentration of listed buildings and St Andrews Church (Grade I listed) is located to the north. The constraints identified are significant and difficult to mitigate so the site is concluded as unsuitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be UNSUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0395

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Suitability Assessment

Site reference **GNL0501**

Site Area **1.32 hectares**

LOCATION

Land West of Springfield Way,
Hingham

PROPOSED DEVELOPMENT

Residential development of approx. 41 dwellings, with associated new public open space.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site is adjacent to the built up area with good accessibility to services. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained. Access is indicated via Springfield Way but this would need further investigation. Subject to suitable footpath provision it is likely that any potential impact on the functioning of local roads could be reasonably mitigated but the site would probably need to come forward with adjacent land to be acceptable. The site is at low risk of flooding but enhancement to the Water Recycling Centre and sewerage infrastructure upgrades may be required. The site is within 3,000m buffer to SSSI so any potential impact would need to be mitigated. There are no significant townscape or historic environment concerns. There are a number of constraints but the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0501

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0502**

Site Area **3.86 hectares**

LOCATION

Land West of Springfield Way
Hingham

PROPOSED DEVELOPMENT

Residential development of approx. 91 dwellings, with associated new public open space.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site is adjacent to the built up area with good accessibility to services. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained. Access is indicated via Springfield Way but this would need further investigation. Subject to footpath provision it is likely that any potential impact on the functioning of local roads could be reasonably mitigated. The site is at low risk of flooding but enhancement to the Water Recycling Centre and sewerage infrastructure upgrades may be required. There are no significant townscape or historic environment concerns. A number of constraint are identified but subject to being able to overcome these the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0502

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0503**

Site Area **13.06 hectares**

LOCATION

Land West of Springfield Way and West of Dereham
Hingham

PROPOSED DEVELOPMENT

Residential development of approx. 300 dwellings, with associated new public open space.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site is adjacent to the built up area with good accessibility to services. Initial highway evidence has indicated that there are potential access constraints but these could be overcome through development. Access is indicated via Springfield Way but this would need further investigation. Subject to suitable footpath provision it is likely that any potential impact on the functioning of local roads could be reasonably mitigated. The site is at low risk of flooding although a small area to the far north west is at medium risk of surface water flooding. Enhancements to the Water Recycling Centre, sewerage infrastructure upgrades and off-site mains reinforcement may be required. The site is within 3,000m buffer to SSSI so any potential impact would need to be mitigated but there are no significant townscape or historic environment concerns. A number of constraints are identified but subject to being able to overcome these the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0503

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0520**

Site Area **13.11 hectares**

LOCATION

Land to the south of Norwich Road
Hingham
NR9 4LS

PROPOSED DEVELOPMENT

Residential development of approx. 250 to 300 dwellings

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This site fronts onto the B1108, adjacent to current Local Plan allocation HIN1, which is now being built. Initial highway evidence has indicated that there are potential access constraints but these could be overcome through development. Subject to suitable footpath provision it is likely that any potential impact on the functioning of local roads could be reasonably mitigated. The site is at low risk of flooding although some areas are susceptible to surface water flooding. Enhancement to the Water Recycling centre, sewerage infrastructure upgrades and off-site mains reinforcement may be needed and mitigation may be required due to the site's location within a condon sanitaire. The site is within 3,000m buffer to SSSI and there may be townscape and historic environment concerns due to its edge of village location and proximity to listed buildings to the south which would need to be mitigated. There are a number of constraints but the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0520

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0544**

Site Area **2.98 hectares**

LOCATION

Swan Field, Hardingham Road
Hingham

PROPOSED DEVELOPMENT

Residential development of up to 96 dwellings

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site is located on the far edge of the built up area of the settlement with good accessibility to services. Initial highway evidence has indicated that there are potential access constraints but these could be overcome through development. The local road network is considered to be unsuitable either in terms of road capacity or lack of footpath provision. The site is at low risk of flooding but enhancements to the Water Recycling Centre, sewerage infrastructure upgrades and off-site mains reinforcement may be required. The site is within 3,000m buffer to SSSI so any potential impact would need to be mitigated but there are no significant landscape, townscape or historic environment concerns. A number of constraints are identified but subject to being able to overcome these the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0544

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Honingham Suitability Assessment

Site reference **GNLP0411**

Site Area **0.72 hectares**

LOCATION

Land at Fellowes Road

PROPOSED DEVELOPMENT

Residential development of approx. 13 dwellings.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a small site which is well related to the village of Honingham and is proposed for housing. The only service within walking distance is public transport and there are listed and undesignated heritage assets nearby which would need to be considered. It is likely that the water supply and sewerage network would need to be upgraded. There are no known constraints from utilities infrastructure, contamination or land instability, and the site is at low risk of flooding. Development of the site would not affect any sensitive landscape or townscape, species or habitat, or public open space. Initial highway evidence has indicated that a suitable access could be achieved and any impact on local roads could be mitigated. A number of constraints are identified but subject to being able to overcome these this site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0411

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0415-A**

Site Area **113.00 hectares**

LOCATION

Honingham Thorpe - Site A
Norwich Road

PROPOSED DEVELOPMENT

Strategic mixed use development (A-G) consisting of residential development, employment, country park , nature reserve

District **Broadland / South Norfolk**

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This very large site is not connected to the village but runs south of Matishall Road and the A47, and is proposed for residential use as part of a proposed new settlement. The site’s lack of access to existing services would need to be addressed by their provision on this or adjacent sites. The site contains some pockets of woodland, so an ecological survey would be required. Initial highway evidence has indicated that a suitable access could be achieved and any impact on local roads could be mitigated. It is likely that the water supply and sewerage network would need to be upgraded. There are no known constraints from utilities infrastructure, but there is a historic landfill within the site, with the potential for contamination or land instability. There are some areas at risk of flooding, but these could be avoided. Approximately 15% of the site is on grade 2 agricultural land and there are listed buildings nearby, but no sensitive landscapes or townscapes would be affected. A number of constraints are identified but subject to being able to overcome these the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0415-A

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0415-B**

Site Area **16.00 hectares**

LOCATION

Honingham Thorpe - Site B
Norwich Road

PROPOSED DEVELOPMENT

Strategic mixed use development (A-G) consisting of residential development, employment, country park, nature reserve

District **Broadland / South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Red
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Amber
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site lies to the south of the A site and is proposed for employment serving a potential workforce living on the A site. There are currently no services nearby but this could be addressed by provision on the adjacent site. There are some areas within the site at risk of surface water flooding, but these could be avoided. Initial highway evidence has indicated that a suitable access could be achieved and any impact on local roads could be mitigated. It is likely that the water supply and sewerage network would need to be upgraded. There are no known constraints from utilities infrastructure but there is a historic landfill within the site, with the potential for contamination or land instability. The site contains some pockets of woodland, but would not affect a designated landscape or townscape, or public open space. A number of constraints are identified, particularly the lack of accessibility to services but as this could be mitigated through the provision of services on adjacent land the site is considered suitable for employment use for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0415-B

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0415-C**

Site Area **56.00 hectares**

LOCATION

Honingham Thorpe - Site C
Norwich Road

PROPOSED DEVELOPMENT

Strategic mixed use development (A-G)consisting of residential development, employment, country park , nature reserve

District **Broadland / South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Amber
Contamination and Ground Stability	Amber
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This site lies to the east of the A site, alongside the A47 adjoining the recent allocation at Easton, and is proposed for employment to serve the proposed new settlement. The site contains the local development order for a food hub, so food-related employment uses are already directed. Initial highway evidence has indicated that a suitable access could be achieved and any impact on local roads could be mitigated. The site is currently within walking distance of a primary school and housing, and would be accessible to the housing proposed at site A. It is likely that the water supply and sewerage network would need to be upgraded. There are overhead cables across the site and a historic landfill within it, with the potential for contamination or land instability. There are a several areas at risk of flooding, which could be avoided. The south-western third of the site is within agricultural land class 2 and the eastern part would impact on the setting of Easton church. The site would not affect a designated landscape or townscape, or public open space. A number of constraints are identified but subject to being able to overcome these the site is considered suitable for food-related employment use for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0415-C

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0415-G**

Site Area **13.00 hectares**

LOCATION

Honingham Thorpe - Site G
Norwich Road

PROPOSED DEVELOPMENT

Strategic mixed use development (A-G) consisting of residential development, employment, country park, nature reserve

District **Broadland / South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site lies to the west of the A site along Matishall Road and is proposed for housing. The site contains a small tree belt, so an ecological survey would be required. The site's lack of access to existing services (other than local employment and bus) would need to be addressed by their provision on this or adjacent sites. Initial highway evidence has indicated that a suitable access could be achieved and any impact on local roads could be mitigated. It is likely that the water supply and sewerage network would need to be upgraded. There are no known constraints from utilities infrastructure, contamination or land instability, and the site is not at risk of flooding. There are listed buildings nearby, but no sensitive landscapes or townscapes would be affected, and there would be no loss of public open space. A number of constraints are identified but subject to being able to overcome these the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0415-G

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Honingham/Marlingford and Colton Suitability Assessment

Site reference **GNLP0415-D**

Site Area **84.00 hectares**

LOCATION

Honingham Thorpe - Site D
Norwich Road

PROPOSED DEVELOPMENT

Residential development -

District **Broadland / South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	
Utilities Infrastructure	Green
Contamination and Ground Stability	Amber
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site lies to the south of the A and C sites, is partially within Marlingford & Colton parish and is proposed for housing. It contains several areas at risk of surface water flooding, which could be avoided, and is in agricultural land class 2. Initial highway evidence has indicated that a suitable access could be achieved and any impact on local roads could be mitigated. There is limited access to existing services. It is likely that the water supply and sewerage network would need to be upgraded. There are no known constraints from utilities infrastructure. There are a several areas at risk of flooding, which could be avoided, and the site is within agricultural land class 2. The site would not affect a designated landscape or townscape, or public open space. A number of constraints are identified but subject to being able to overcome these the site is considered suitable for housing use for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Up to 5 years (by April 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0415-D

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Horsford Suitability Assessment

Site reference **GNLP0059**

Site Area **3.33 hectares**

LOCATION

Bramley Lakes
Dog Lane
Horsford
Norwich
Norfolk
NR10 3DH

PROPOSED DEVELOPMENT

Range of potential uses including residential, commercial, recreation and leisure and tourism.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Red
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a 3.3 ha site, remote from Horsford, only accessible from Dog Lane and along an unadopted highway. There is an absolute constraint over the site's access, while other constraints exist over access to services, landscape, biodiversity, townscape, and flood risk. The site is beyond the western edge of the Village and near to Pyehurn Lane Woodland County Wildlife Site. Uses that require a rural location, such as the current use for outdoor activities, events and tourism, are likely to be acceptable. However, on the basis that meaningful residential or employment development is ruled out due to the access, the site is concluded as unsuitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **UNSUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Immediately

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0059

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Suitability Assessment

Site reference **GNLP0151**

Site Area **2.34 hectares**

LOCATION

Pronto Joinery
Dog Lane

Norwich
Norfolk
NR10 3DH

District **Broadland**

PROPOSED DEVELOPMENT

Mixed use residential, of which details are not specified.

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This is a 2.3 ha site, only accessible from Dog Lane. Constraints include the access and concern about the local road network's suitability. Otherwise, the site appears relatively unconstrained and abuts the existing built edge of the Village. Whilst noting the access constraints, the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Immediately

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0151

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0153**

Site Area **0.85 hectares**

LOCATION

Pronto Joinery
Dog Lane

Norwich
Norfolk
NR10 3DH

District **Broadland**

PROPOSED DEVELOPMENT

Mixed-use residential, of which details are not specified.

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This is a 0.85 ha site, only accessible from Dog Lane. Constraints include the access and concern about the local road network’s suitability. Otherwise, the site appears relatively unconstrained and abuts the existing built edge of the Village. Whilst noting the access constraints, the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0153

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0192**

Site Area **2.66 hectares**

LOCATION

Arable Land
Dog Lane
Horsford
Norwich
Norfolk
NR10 3DH

PROPOSED DEVELOPMENT

Residential development of an undetermined number of dwellings, but of a type to match adjacent properties to the north and east.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Red
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a 2.6 ha site, only accessible from Dog Lane. Constraints include the access and the about the local road network's suitability. Otherwise, the site appears relatively unconstrained and abuts the existing built edge of the Village. Whilst noting the access constraints, the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0192

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0251**

Site Area **1.44 hectares**

LOCATION

Land at 33 St Helena Way
Horsford

Norwich
Norfolk
NR10 3EA

District **Broadland**

PROPOSED DEVELOPMENT

Residential development of 15 to 20 dwellings
and associated public open space.

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a 1.4 ha site on the western side of the Village centre that appears to rely on a narrow access between two existing properties on St Helena Way. The other main constraint is that the western portion of the site intersects with the Pyehurn Lane Woodland County Wildlife Site. It is probable that the narrow access and the overlap with the Pyehurn Lane Woodland will reduce the net developable area but the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0251

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0264**

Site Area **1.76 hectares**

LOCATION

Dog Lane

Horsford
Norwich
Norfolk
NR10 3DH

PROPOSED DEVELOPMENT

Residential development of 35 to 46 homes with access onto Horsbeck Way and Dog Lane.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Amber
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a 1.7 ha site that is most likely to be accessed from Dog Lane, subject to highways mitigations that will likely be required. As a former brick works decontamination is a matter that will need consideration and it is also noted that a narrow strip of the site is at surface water flood risk. Otherwise, the site appears relatively unconstrained and abuts the existing built edge of the Village. The site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0264

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0283**

Site Area **3.43 hectares**

LOCATION

Land Off Holt Road

PROPOSED DEVELOPMENT

Residential development of approx. 105 dwellings.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a 3.4 hectare site that is to the south of Horsford, east of the Holt Road. Subject to mitigations, suitable access points are likely to be achievable off the Holt Road, but also the site affects the strategic road network at a point where the NDR meets the B1149. If developed, the site would extend Horsford southwards, raising considerations about landscape. From a townscape perspective, the site is 200 metres from the Grade II listed parish council and would extend the Village significantly to the south. The issues identified are important but not absolute constraints and so the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by March 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0283

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0302**

Site Area **7.34 hectares**

LOCATION

Land off Reepham Road

PROPOSED DEVELOPMENT

Residential led development of between 150 and 200 dwellings

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a 7 ha site isolated from existing development along the Reepham Road that is over 1,200 metres from facilities in Horsford; and, is also distant from Drayton and Thorpe Marriott. The site’s isolation from existing development presents townscape considerations and as greenfield land approximately 700 metres from Drayton Drewery common land there are landscape impacts to consider as well. To form a new access at a point on the Reepham Road where there is a 50 MPH limit could necessitate highways mitigations as well. The north-east boundary of the site is adjacent to the Northern Distributor Road meaning some constraints possibly exist in relation to noise. The issues identified are important but not absolute constraints and so the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by March 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 5 to 10 years (between April 2021 and

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0302

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0332**

Site Area **49.02 hectares**

LOCATION

Reepham Road/Cromer Road

PROPOSED DEVELOPMENT

Residential development and public open space.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Amber
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Red

SITE SUITABILITY CONCLUSIONS

This is a major 49 hectare site that is bounded by the Reepham Road and Cromer Road. Subject to mitigations suitable access points are likely to be achievable. An extremely important constraint across part of the site is the Airport Safety Zone that will reduce the net developable area. Noise from the Airport and its associated industries could be a factor on the site's eastern side as well. If developed, the site would extend Hellesdon northwards, raising landscape considerations about the urban edge inside the route of the NDR. With the caveat about the net developable area being markedly reduced by proximity to the Airport, this site is concluded as suitable for the land availability assessment

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0332

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0333**

Site Area **36.37 hectares**

LOCATION

Reepham Road/Holt Road

PROPOSED DEVELOPMENT

Residential development, improved cricket field, employment, roadside services and retail.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Red

SITE SUITABILITY CONCLUSIONS

This is a major 36 hectare site that is bounded by the Reepham Road and Holt Road. Subject to mitigations suitable access points are likely to be achievable off the Reepham Road, or through neighbouring land that is also promoted for development by the same owners. An extremely important constraint across part of the site is the Airport Safety Zone that will reduce the net developable area. Noise disturbance from the Airport, and associated airport industries, could be constraining factors, as too noise from the Northern Distributor Road that borders the north-east corner of the site. If developed, the site would extend Hellesdon northwards, raising landscape considerations about the urban edge inside the route of the NDR. With the caveat about the net developable area being markedly reduced by proximity to the Airport, this site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 5 to 10 years (between April 2021 and

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0333

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0334**

Site Area **6.50 hectares**

LOCATION

West of Reepham Road

PROPOSED DEVELOPMENT

Residential development of between 128 and 192 dwellings.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a 6.5 ha site immediately north-west of Hellesdon’s existing built edge and in close proximity to local services. Some consideration will be needed to the landscape, biodiversity and townscape implications, as the site abuts Drayton Woods (which is a County wildlife Site). A further constraint of the site could be its access but mitigations are thought achievable. The site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0334

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0359**

Site Area **6.71 hectares**

LOCATION

Land adjacent Drayton Lane

PROPOSED DEVELOPMENT

Residential Development for between 136 and 200 dwellings.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This is a 6.7 ha site at the southern edge of Horsford. Access would most likely be from Drayton Lane, and subject to mitigations, is likely to be acceptable. The main other constraint is over townscape impacts as development of this would affect undeveloped views to the south-west of Horsford. The site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0359

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0368**

Site Area **16.26 hectares**

LOCATION

Land adj. Drayton Lane

PROPOSED DEVELOPMENT

Residential Development for between 326 and 489 dwellings.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This is a 6.7 ha site at the southern edge of Horsford. Access would most likely be from Drayton Lane, and subject to mitigations, is likely to be acceptable. Other highways constraints relate to the proximity of the site to the NDR / Holt Road junction, as at the south-eastern corner of the site some noise mitigations maybe required. The main other constraint is over townscape impacts as development of this site would affect undeveloped views to the south-west of Horsford. The site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0368

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0419**

Site Area **40.65 hectares**

LOCATION

Land at Holly Lane/Reephams Road
Glebe Farm

PROPOSED DEVELOPMENT

Residential development of approx. 750 dwellings, with associated access and open space.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a major 40 ha site isolated from existing development along the Reephams Road that is over 1,200 metres from facilities in Horsford; and, is also distant from Drayton and Thorpe Marriott. The site’s isolation from existing development presents townscape considerations and as greenfield land inside the route of the NDR there are landscape impacts to consider as well. To form new access points from either the Reephams Road, Drayton Lane, or Holly Lane would require highways mitigations as speed limits on these roads are in the order of 50-60 MPH. The north-east and western boundaries of the site are adjacent to the Northern Distributor Road meaning some constraints possibly exist in relation to noise. The issues identified are important but are not absolute constraints and so the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0419

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0422**

Site Area **1.65 hectares**

LOCATION

Land at Lodge Farm

PROPOSED DEVELOPMENT

Residential development of approx. 40 dwellings with an improved access off the Holt Road.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a 1.6 ha site that has a long private access road from the Holt Road. Based on current evidence, there are significant constraints to creating a suitable access and achieving an adequate visibility splay onto the Holt Road. The other constraints identified relate to townscape and historic environment factors, namely affecting undeveloped views of the Grade II listed parish church to the south. The issue about the access is important and will require further examination, but at this stage not considered an absolute constraint, and so the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0422

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0423**

Site Area **0.95 hectares**

LOCATION

Land at Mill Lane

PROPOSED DEVELOPMENT

Residential development of approx. 10 dwellings with an improved access off Mill Lane.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Amber
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a 0.9 ha site on the eastern side of the Village, opposite the primary school, on Mill Lane. As a small site, well-related to the built area of the Village, there are not thought to be any constraints to the principle of development. Some consideration may be needed to the form of development given the depth of the site relative to its frontage, but the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0423

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0469**

Site Area **2.64 hectares**

LOCATION

Land off St Helena Way,

PROPOSED DEVELOPMENT

Residential development of approx. 10-15 dwellings with remaining land available as open space for additional homes.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a 1.6 ha site on the western side of the Village centre that appears to rely on a narrow access between two existing properties on St Helena Way. The other main constraint is that the western portion of the site intersects with the Pyehurn Lane Wood County Wildlife Site. It is probable that the narrow access and the overlap with the Pyehurn Lane Woodland will reduce the net developable area but the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0469

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0479**

Site Area **4.38 hectares**

LOCATION

Land east of Holt Road

PROPOSED DEVELOPMENT

Residential development of approx. 80 dwellings, with open space, play equipment and green infrastructure.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a 4.8 ha site at the southern edge of Horsford. The site appears to have two possible access points. Either at the bend of Drayton Lane, near the Holt Road junction; or, with a new access from the Holt Road at a point along the B1149 within the Village’s 30 mph zone. The main other constraint is over townscape impacts. The site is 200 metres from the Grade II All Saints Church and would affect undeveloped views to the south-west of Horsford.
 The site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0479

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GMLP0519**

Site Area **11.00 hectares**

LOCATION

Land to the east of Holt Road
Horsford

PROPOSED DEVELOPMENT

Residential development of approx. 266 dwellings.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a 11 ha site that is the subject of a full planning approval for 259 homes (ref. 20161770) and consequently the site will not contribute any additional development capacity for the purposes of the HELAA analysis.

For the purposes of the HELAA capacity assessment this site is considered to be UNSUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0519

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Suitability Assessment

Site reference **GNLP0578**

Site Area **6.67 hectares**

LOCATION

Hilltop Farm, Church Street
Horsford
NR10 3DB

PROPOSED DEVELOPMENT

Development of an unspecified type.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This is a 6.7 ha site that is separate from the existing edge of Horsford along Church Road. As well as the site’s separation in terms of built form, the site is within 400 metres of the Horsford Castle Scheduled Ancient Monument and consequently there are issues of landscape, townscape, historic environment, transport and roads to consider. The site has frontage onto Church Road but significant highway mitigations would likely be required.

The issues identified are important but not absolute constraints and so the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0578

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP1008**

Site Area **20.25 hectares**

LOCATION

Home Farm
Holt Road
Horsford

PROPOSED DEVELOPMENT

Land for the planning of houses and leisure grounds.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a major 20 hectare site that is to the south of Horsford, east of the Holt Road. Subject to mitigations, suitable access points are likely to be achievable off the Holt Road, but also the site affects the strategic road network at a point where the NDR meets the B1149. If developed, the site would extend Horsford southwards, raising considerations about landscape. From a townscape perspective, the site is 200 metres from the Grade II listed parish council and would extend the Village significantly to the south. The issues identified are important but not absolute constraints and so the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP1008

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP1043**

Site Area **7.21 hectares**

LOCATION

Dog Lane
Horsford

PROPOSED DEVELOPMENT

Residential development of an unspecified number.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Red
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This is a 7.2 ha site, remote from Horsford, only accessible from Dog Lane and along an unadopted highway. There is an absolute constraint over the site’s access, while other constraints exist over access to services, landscape, biodiversity, townscape, and flood risk. The site is beyond the western edge of the Village and near to Drayton Drewery County Wildlife Site. On the basis that the access is unsuitable for residential development it is concluded as unsuitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be UNSUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP1043

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Horsham and Newton St Faith Suitability Assessment

Site reference **GNLP0085**

Site Area **0.75 hectares**

LOCATION

Poor Piece 80

Newton Street
Norwich
Norfolk
NR10 3AD

PROPOSED DEVELOPMENT

Residential development of approx. 4 dwellings

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site is greenfield land bounded by Newton St and Fairholme Rd. It is well related to services, and to the character of the village. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development. Also, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. There are no concerns over contamination, ground stability, flood risk, ecology, landscape, or quality of agricultural land though careful consideration should be given to listed building to the south of the site. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Immediately

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0085

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0125**

Site Area **14.84 hectares**

LOCATION

Land East of A140, Horsham St Faith

Norwich
Norfolk

District **Broadland**

PROPOSED DEVELOPMENT

Residential development of approx.400 dwellings including highways improvements, public open space and community facilities.

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This site is greenfield land bounded by A140, Church Road and West Lane. It is well-related to services and the character of the village. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development. Also, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. There are no concerns over potential flood risk, loss of high quality agricultural land, ecology, contamination or ground stability. However, other constraints include potential impact to the Ancient Monument, landscape character, scale of development proposed and noise. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	1 to 5 years (by April 2021)	(timescales have not been specified by the proposer if these fields left blank)
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The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	1 to 5 years (by April 2021)
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In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0125

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0246**

Site Area **0.78 hectares**

LOCATION

Manor Road

Norwich
Norfolk

District **Broadland**

PROPOSED DEVELOPMENT

Residential development for an undetermined number of dwellings.

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is greenfield land off Manor Road. It is well-related to services and character of the village as linear development. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development. Also, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. There are no concerns over potential flood risk, loss of high quality agricultural land, ecology, contamination or ground stability. However, other constraints include potential impact to listed buildings. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Immediately

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0246

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0466**

Site Area **9.09 hectares**

LOCATION

Land off the NNDR

PROPOSED DEVELOPMENT

Employment use

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Green	
Accessibility to Services	Green	
Utilities Capacity	Amber	
Utilities Infrastructure	Green	
Contamination and Ground Stability	Amber	
Flood Risk	Green	
Market Attractiveness	Green	

IMPACTS ANALYSIS

Significant Landscapes	Green	
Townscapes	Green	
Biodiversity and Geodiversity	Green	
Historic Environment	Amber	
Open Space and GI	Green	
Transport and Roads	Green	
Compatibility with Neighbouring Uses	Green	

SITE SUITABILITY CONCLUSIONS

This site is proposed for employment use on greenfield land. It is bounded by the NDR, the A140 and West Lane, it is currently an employment allocation, and is well related to services and the character of the village. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development. There are no concerns over potential flood risk, loss of high quality agricultural land, ecology, contamination or ground stability. However, other constraints include potential impact to Ancient Monument St Faith Priory grade I listed building. There are a number of constraints but these may be possible to mitigate. However, the site has already been allocated for employment uses, other than the part that is in the buffer for the NDR. Consequently it will not contribute any additional development capacity for the purposes of the HELAA analysis.

For the purposes of the HELAA capacity assessment this site is considered to be UNSUITABLE

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 5 to 10 years (between April 2021 and

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0466

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Suitability Assessment

Site reference **GNLP0471**

Site Area **1.21 hectares**

LOCATION

Land off West Lane,

PROPOSED DEVELOPMENT

Residential development of approx. 15 dwellings.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is greenfield land east of West Lane, it is well related to services and character of the village. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development. Also, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. There are no concerns over potential loss of high quality agricultural land, ecology, contamination or ground stability. However, other constraints include sections at risk of surface water flooding and proximity to grade II listed buildings. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
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The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Up to 5 years (by April 2021)
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In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0471

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0482**

Site Area **14.00 hectares**

LOCATION

Land east of Old Norwich Road,

PROPOSED DEVELOPMENT

Residential development of approx. 70 dwellings as well as 8.95ha of green infrastructure.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This greenfield site is bounded by Old Norwich Road, Spixworth Road and Bullock Hill, and is in close proximity to NDR. It is well related to services and character of the village. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development. Also, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. Other constraints include sections at risk of surface water flooding, potential impact to setting of listed buildings, archaeological surveys likely to be required, noise and proximity to Norwich Airport. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0482

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP1054**

Site Area **5.50 hectares**

LOCATION

Land off Manor Road

Newton St Faith

PROPOSED DEVELOPMENT

Residential development extending the neighbouring allocation HNF1.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is greenfield site off Newton Street and Manor Road, adjacent to existing housing allocation. It is well related to services and character of the village. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained. Other constraints include sections at risk of surface water flooding, impact to setting of listed building, and historic environment record. There are number of constraints but these may be possible to mitigate. Removing the area already committed, approximately 3ha of the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP1054

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Keswick Suitability Assessment

Site reference **GNLP0497**

Site Area **6.90 hectares**

LOCATION

Land West of Ipswich Road
Keswick
NR4 6DY

PROPOSED DEVELOPMENT

Employment development (a mix of use classes B1, B2 and B8)

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site lies between the A140 and B1113, and is proposed for employment uses. There are some services within walking distance. Initial highway evidence has indicated that a suitable access may be possible. Sewerage infrastructure upgrades may be required, including to the water recycling centre. The site contains areas at risk of flooding and is within the southern bypass protection zone. The site is close to the current, and remains of the previous, church of All Saints, and could impact on its setting. Ecological mitigation would also be required for habitat on site. There are no known constraints from utilities infrastructure, contamination or ground instability, and there would be no loss of open space. Although the site has some constraints, it is considered suitable for employment for the purposes of the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0497

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Ketteringham Suitability Assessment

Site reference **GNL0245**

Site Area **7.92 hectares**

LOCATION

Land off Station Lane
Ketteringham

Norwich
Norfolk

District **South Norfolk**

PROPOSED DEVELOPMENT

Commercial development (a mix of B1 - Business, B2 - Light Industrial and B8 Storage or Distribution). Waste depot use.

CONSTRAINTS ANALYSIS

Access
Accessibility to Services
Utilities Capacity
Utilities Infrastructure
Contamination and Ground Stability
Flood Risk
Market Attractiveness

IMPACTS ANALYSIS

Significant Landscapes
Townscapes
Biodiversity and Geodiversity
Historic Environment
Open Space and GI
Transport and Roads
Compatibility with Neighbouring
Uses

SITE SUITABILITY CONCLUSIONS

The proposed use of the site is for expansion of the adjacent waste depot. This is not a matter for the GNL0245, and the site has been forwarded to the county M&W team. The site is therefore unsuitable for the purposes of the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **UNSUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 5 - 10 years (between April 2021 and 2 (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 5 - 10 years (between April 2021 and 2

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0245

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Suitability Assessment

Site reference **GMLP0358**

Site Area **30.00 hectares**

LOCATION

Land around Thickthorn Roundabout
Either side of A11

PROPOSED DEVELOPMENT

Employment development for use classes B1, B2
and B8

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Red
Utilities Capacity	Amber
Utilities Infrastructure	Amber
Contamination and Ground Stability	Amber
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This is a linear site which lies between the A11 and the rail line, promoted for employment use but not immediately related to the existing employment area and with no footpaths connecting to services or residential areas. Initial highway evidence has indicated that a suitable access could be achieved and any impact on local roads could be mitigated. There may be a need to upgrade the water supply and sewerage network, including the water recycling centre. There are overhead power cables, areas at risk of flood and a small historic landfill site within the site. Much of the site is in the southern bypass protection zone and the strategic gap, and there are some veteran trees on site. The site contains scheduled monuments and there are listed buildings nearby which may require mitigation. The site would not affect any sensitive townscapes or public open space. This is a heavily constrained site,

Ketteringham

however, up to 15ha of the site could be considered suitable for employment use for the purposes of the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
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The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Up to 5 years (by April 2021)	
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In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0358

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0473**

Site Area **0.92 hectares**

LOCATION

Land at Church Road,

PROPOSED DEVELOPMENT

Residential development of approx. 5-10 dwellings

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Red
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is adjacent to an outlying cluster of dwellings near Ketteringham Hall. Although there is theoretical access to employment at Ketteringham Hall, there are no footpaths. Initial highway evidence has indicated that a suitable access could be achieved but that the local road network is unsuitable. There may be an impact on the wider setting of Ketteringham Hall, and the CWS adjacent to the site, with possible ecological impacts within the site itself. There may be a need to upgrade the sewerage network, including the water recycling centre. There would be no impact on designated landscapes or loss of open space. There are a number of constraints but the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0473

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0513**

Site Area **0.55 hectares**

LOCATION

Land on North Side of High Street
Ketteringham
NR9 4RB

PROPOSED DEVELOPMENT

Residential development of 6 self-build/custom-build dwellings

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site is central to the village, but has no walkable accessibility to core services (other than the employment area within the parish, for which there are insufficient footpaths). Development may have an impact on the setting of nearby listed buildings. There may be a need to upgrade the sewerage network, including the water recycling centre. There are no known constraints from utilities infrastructure, contamination or ground instability, and the site is at low risk of flooding. There would be no impact on designated townscapes or landscapes and no loss of public open space. Initial highway evidence has indicated that a suitable access can be achieved but that the local road network is unsuitable. There are a number of constraints but the site is considered to be suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0513

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0528**

Site Area **1.83 hectares**

LOCATION

Ketteringham High Street
NR18 9RU

PROPOSED DEVELOPMENT

Residential development of up to 10 dwellings

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

Despite its central location in the village this site has no walkable accessibility to services (other than the employment area within the parish, for which there are insufficient footpaths). There may be a need to upgrade the sewerage network, including the water recycling centre. There are no known constraints from utilities infrastructure or contamination (but the site is known to contain a filled pond). It is at low risk of flooding, and would not affect a designated landscape or townscape, and would not result in loss of open space. Development may have an impact on the setting of nearby listed buildings and the war memorial which sits in the centre of the site’s road frontage. Initial highway evidence has indicated that a suitable access could be achieved but that the local road network is unsuitable. There are a number of constraints but the site is considered to be suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0528

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Kirby Cane Suitability Assessment

Site reference **GNLP0344**

Site Area **1.72 hectares**

LOCATION

Land to the east of Church Row

PROPOSED DEVELOPMENT

Residential development of 35-45 homes or a mixed use development of residential and employment use

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This is a large greenfield site beyond the development boundary to the north and adjacent to the A143. It is disconnected from the built up area and not particularly well related to services. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained. Also, the local road network is considered to be unsuitable either in terms of road capacity, or lack of footpath provision. Other constraints include noise, sections at risk of surface flooding, within 3,000 m buffer to Ramsar Site, special area of conservation, special protection area to the south east, proximity to listed buildings, public right of way. The Historic Environment has advised of a significant constraint Pewter Hill Anglo Saxon cemetery and Roman site. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0344

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0348**

Site Area **0.63 hectares**

LOCATION

Land to the south of Old Yarmouth Road

PROPOSED DEVELOPMENT

Residential development of approx. 20 homes, landscaping and open space

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a greenfield site off Old Yarmouth Road, it is adjacent to the built up area. It is well related to services and the character of the village. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development. Also, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. There are no concerns over potential contamination, grounds stability issues, flood risk, loss of high quality agricultural land, loss of open space, heritage assets, ecology, or compatibility with adjoining uses. However, other constraints include landscape sensitivities as within the River Valley, Broads Authority buffer, SSSI Leeth Hill to the east, and proximity to listed building to the south. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0348

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0396**

Site Area **0.78 hectares**

LOCATION

Newgate Lane

PROPOSED DEVELOPMENT

Residential development of approx. 25 dwellings

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is greenfield land off Newgate Lane adjacent to the settlement. It is well related to services and character to the village. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained. However subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. Other constraints include risk of surface water flooding, impacts to Broads National Park, Special Area of Conservation, Special Protection Area, and SSSI to the east at Geldeston, proximity to listed buildings. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0396

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Lingwood & Burlingham Suitability Assessment

Site reference **GNL0067**

Site Area **1.97 hectares**

LOCATION

Land at Lodge Road

Lingwood
Norwich
Norfolk
NR13 4TE

District **Broadland**

PROPOSED DEVELOPMENT

Mixed-use development comprising an office building providing between 1,500 and 2,000m² of office floorspace and upto 60m² for café, circulation and meeting rooms and upto 15 live/work units.

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site lies to the north-east of the village, separated from the main built-up area but adjacent to Oak Tree Close and accessible to some services. It is proposed for mixed use development. Initial highway evidence has highlighted concerns that a suitable access could be achieved, but that the road network has significant constraints. There are no known constraints from utilities infrastructure, contamination or ground instability, and there would be no loss of public open space. The site contains significant areas at risk of surface water flooding. The site is in grade 1 agricultural land and there are listed buildings nearby, but there would be no impact on sensitive landscapes, conservation areas or ecological sites. Although the site has constraints, it is considered suitable for the land availability assessment. The site is subject to an existing planning permission or allocation for a similar form of development, consequently it will not contribute any additional development capacity for the purposes of the HELAA analysis.

For the purposes of the HELAA capacity assessment this site is considered to be UNSUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Immediately

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0067

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Suitability Assessment

Site reference **GNL0296**

Site Area **3.60 hectares**

LOCATION

Land East of Buckenham Lane and West of Buckenh

PROPOSED DEVELOPMENT

Residential development of approx. 110 dwellings.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The largest site promoted in Lingwood, it lies to the south-west, adjacent to existing development and with some walkable access to services. Initial highway evidence has indicated that a suitable access could be achieved, and that any impact on local roads could be mitigated. It is likely that the water supply and sewerage infrastructure network, including the water recycling centre, would need to be upgraded. There are no known constraints from utilities infrastructure, contamination or ground instability, and there would be no loss of public open space. There are areas within the site at risk of surface water flooding, and the site is in agricultural land class 2. There would be no impact on designated landscapes, conservation areas or ecological sites, but development of the site may reduce the gap between Lingwood and Strumpshaw and affect the setting of locally designated heritage assets. Although the site has some constraints, it is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by March 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0296

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0379**

Site Area **1.10 hectares**

LOCATION

Land north of Post Office Road
Post Office Road

PROPOSED DEVELOPMENT

Residential development of approx. 27 dwellings and associated landscaping accessed from Post Office Road.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is in the north of the village, adjacent to housing and opposite Lingwood village green. It has walkable access to services and initial highway evidence has indicated that a suitable access could be achieved, and that any impact on local roads could be mitigated. It is likely that the sewerage infrastructure network would need to be upgraded. There are no known constraints from utilities infrastructure, contamination or ground instability, and there would be no loss of public open space. There are areas within the site at risk of surface water flooding, and the site is in agricultural land classes 1 and 2. There would be no impact on designated landscapes, conservation areas or ecological sites, but development of the site may affect the setting of some listed buildings. Although the site has some constraints, it is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0379

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0380**

Site Area **0.91 hectares**

LOCATION

Land west of
Blofield Road

PROPOSED DEVELOPMENT

Residential development comprising approx. 30 dwellings and associated landscaping accessed from Blofield Road.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site lies to the west of the village, adjacent to and opposite housing. It has walkable access to services and initial highway evidence has indicated that a suitable access could be achieved, and that any impact on local roads could be mitigated. It is likely that the sewerage infrastructure network would need to be upgraded. There are no known constraints from utilities infrastructure, contamination or ground instability, and there would be no loss of public open space. There are areas at the site boundary at risk of surface water flooding, and the site is in agricultural land class 2. There would be no impact on designated landscapes, conservation areas or ecological sites, but development of the site may affect the setting of the church. Although the site has some constraints, it is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0380

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0499**

Site Area **2.91 hectares**

LOCATION

Land to north of Lodge Lane, Lingwood
Lingwood
NR13 4TF

PROPOSED DEVELOPMENT

Residential development of approx. 30 dwellings.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site lies to the north-east of the village, separated from the main built-up area but accessible to some services. Initial highway evidence has indicated that a suitable access could be achieved, but that the road network has significant constraints. It is likely that the water supply and sewerage infrastructure network would need to be upgraded. There are no known constraints from utilities infrastructure, contamination or ground instability, and there would be no loss of public open space. The site contains some areas at risk of surface water flooding. The site is in grade 1 agricultural land and there are listed buildings nearby, but there would be no impact on sensitive landscapes, conservation areas or ecological sites. Although the site has constraints, it is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0499

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Little Melton Suitability Assessment

Site reference **GNL0182**

Site Area **21.61 hectares**

LOCATION

Land to the north and south of Mill Road

Little Melton
Norfolk

PROPOSED DEVELOPMENT

Residential development and open space provision.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a large site which wraps around the west of the village, surrounding the church. Most of the site is not well related to the existing built form, although it is adjacent to recent commitment sites. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained and the local road network is unsuitable. There is walkable access to some services, and no known constraints from utilities infrastructure, contamination or ground instability. It is likely that the water supply and sewerage infrastructure will need to be upgraded. The site has areas at risk of surface water flooding, but does not affect a designated landscape or public open space. However, development of the site would impact on the church and other heritage assets, and an ecological survey would be needed. Although this site has constraints, it is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0182

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0340**

Site Area **43.17 hectares**

LOCATION

Land between Watton Road, Green Lane and School

PROPOSED DEVELOPMENT

Residential-led development of approx. 640 dwellings, associated public open spaces and on site attenuation, a new local centre and health hub, and expansion of Little Melton Primary School.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is an extremely large site lying north of the village, promoted for residential use along with a new local centre and health hub, and expansion of the local primary school. Initial highway evidence has indicated that it should be possible to achieve a suitable access, and that the impact on local roads could be mitigated. There is walkable access to some services, and no known constraints from utilities infrastructure, contamination or ground instability and no loss of public open space. It is likely that sewerage infrastructure, including the water recycling centre, will need to be upgraded and the site contains some areas at risk of surface water flooding. Much of the site is within the southern bypass landscape protection zone, there are some listed buildings and the site contains a large wooded area so would require an ecological assessment. Although this site has some constraints, it is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0340

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0397**

Site Area **2.96 hectares**

LOCATION

Mill Road

PROPOSED DEVELOPMENT

Residential development of approx. 75 dwellings

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site is adjacent to two larger sites, at the northern end of Mill Road. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained and the local road network is unsuitable. There is walkable access to some services, and no known constraints from utilities infrastructure, contamination or ground instability. It is likely that sewerage infrastructure, including the water recycling centre, will need to be upgraded and the site contains some areas at risk of surface water flooding. The site does not affect a designated landscape or public open space. However, the nearby church and adjacent woodlands are likely to require mitigation. Although this site has some constraints, it is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0397

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0477**

Site Area **1.64 hectares**

LOCATION

Land east of Burnthouse Road

PROPOSED DEVELOPMENT

Residential development of 25 dwellings and 0.22 ha of green infrastructure

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site is just south of the village, well related to (but not adjacent to) nearby housing. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained and the local road network is unsuitable. There is walkable access to some services, and no known constraints from utilities infrastructure, contamination or ground instability. It is likely that sewerage infrastructure, including the water recycling centre, will need to be upgraded and a nearby listed building would need consideration. Ecological surveys would be needed due to mature hedge/trees and pond. The site is at low risk of flooding, and does not affect a designated landscape or public open space. Although there are constraints, the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0477

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0488**

Site Area **3.24 hectares**

LOCATION

Land north of School Lane
Little Melton
Norwich
NR9 3LA

PROPOSED DEVELOPMENT

Residential development and open space

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

The site lies north of School Lane, between the A47 and the built up area of the village. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained and the local road network is unsuitable. There is walkable access to some services, and no known constraints from utilities infrastructure, contamination or ground instability and no loss of public open space. It is likely that sewerage infrastructure, including the water recycling centre, will need to be upgraded and the site contains some areas at risk of flooding. The site is within the southern bypass landscape protection zone and there are some listed buildings nearby, but no ecological impact is identified. Although this site has some constraints, it is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0488

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0495**

Site Area **0.58 hectares**

LOCATION

Land south of School Lane
Little Melton
Norwich
NR9 3AD

PROPOSED DEVELOPMENT

Residential development of 9 dwellings

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is part of the setting for Elm Farm (recently permitted for redevelopment to flats) and School Lane, and is adjacent to and opposite housing. Initial highway evidence has indicated that it should be possible to achieve a suitable access, and that the impact on local roads could be mitigated. There is walkable access to some services, and no known constraints from utilities infrastructure, contamination or ground instability. It is likely that the capacity of the water recycling centre will need to be enhanced. The site is at low risk of flooding, and does not affect a designated landscape or public open space. The proximity of Elm Farm may require mitigation, and there is potential for protected species in the mature trees to the south. Although this site has some constraints, it is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0495

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0591**

Site Area **0.96 hectares**

LOCATION

Land North of School Lane
Little Melton

PROPOSED DEVELOPMENT

Residential development for approx. 8 to 10 dwellings.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a 'backland' site close to the school. Initial highway evidence has indicated that access is constrained, but if the site was developed in conjunction with the adjacent site (GNLP0340) it may be possible to achieve an access from the north. There is walkable access to some services, and no known constraints from utilities infrastructure, contamination or ground instability. It is likely that a strategic scheme would be required to upgrade the water supply and there are areas at risk of flooding within the site. there is a listed building nearby, which would need to be considered, but the site does not affect a designated landscape or townscape, ecological site or public open space. Although this site has some constraints, it is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0591

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP1046**

Site Area **0.41 hectares**

LOCATION

Land North of Great Melton Road

Little Melton

PROPOSED DEVELOPMENT

Residential development of an unspecified number

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

A small site adjacent to a commitment site on Gibbs Close, this triangular site is effectively landlocked by development, but the site plan indicates an access is achievable from the adjacent site. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained and the local road network is unsuitable. There is walkable access to some services, and no known constraints from utilities infrastructure, contamination or ground instability and no loss of public open space. The site is at low risk of flooding, there would be no impact on sensitive townscapes or landscapes or ecological sites. There are a few constraints, but the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP1046

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Loddon Suitability Assessment

Site reference **GNL0008**

Site Area **2.01 hectares**

LOCATION

Wood Farm
Bungay Road
Loddon
Norwich
Norfolk
NR14 6DZ

PROPOSED DEVELOPMENT

Residential development of up to 15 dwellings including access roads

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Red
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site is very remote from the settlement and any form of residential development or services, there are no core services within walking distance and rural location of the site offer no ability to provide new core services. Development here would be likely to result in an increased use of unsustainable transport modes. Initial highway evidence has indicated that there is no possibility of creating suitable access to the site. The local road network is considered to be unsuitable either in terms of road capacity or lack of footpath provision. Sewerage infrastructure upgrades may be required. The site is at low risk of flooding but the eastern corner has a risk of surface water flooding. The site is near to a SSSI and there is a designated species point for depressed river mussel to the NE of the site. There are no significant landscape, historic environment or townscape concerns other than its rural location. The site is so remote from the settlement of Loddon that it is considered unsuitable for the land availability study

For the purposes of the HELAA capacity assessment this site is considered to be UNSUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0008

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Suitability Assessment

Site reference **GNLP0312**

Site Area **7.70 hectares**

LOCATION

Land off Beccles Road

PROPOSED DEVELOPMENT

Residential development of up to 228 dwellings

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This site is located on the edge of the built up area of Loddon, opposite the industrial estate with good accessibility to services. Initial highway evidence has highlighted concerns that there are potential access constraints which could be overcome by development. Subject to suitable footpath provision any potential impact on the functioning of local roads could reasonably be mitigated. The site is at low risk of flooding although the edge of the site facing Beccles Road has a small area at risk of surface water flooding. Enhancement to the Water Recycling Centre and sewerage infrastructure upgrades may be required. There are no significant landscape, historic environment, townscape or biodiversity concerns on the site, although it is adjacent to conservation area with listed buildings to the north. There are a number of constraints that have been identified, but based on the current evidence, the site is considered suitable for the land availability study.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by March 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0312

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0313**

Site Area **1.62 hectares**

LOCATION

Land to east of the High Street

PROPOSED DEVELOPMENT

Residential development of approx. 68 dwellings.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site is accessed off the High Street in the centre of Loddon with good accessibility to key services. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained. Development in this location would increase traffic along the High Street but subject to suitable footpath provision any potential impact on the functioning of the local roads could be reasonably mitigated. The site is at low risk of flooding and Anglian Water are still to confirm utilities capacity. The site is adjacent to the conservation area and concentrations of grade II listed buildings and also within 1000m of the Broads Special Conservation Area and a SSSI/Ramsar site so mitigations are likely to be required. A number of constraints are identified but subject to being able to overcome these the site is considered suitable for the land availability study.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0313

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0314**

Site Area **0.74 hectares**

LOCATION

Land off Low Bungay Road

PROPOSED DEVELOPMENT

Residential development of approx. 19 dwellings

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site is well related to the existing built up area of Loddon with good accessibility to services. Access would be via a narrow connection between properties but Initial highway evidence has highlighted concerns that there are potential access constraints to the site but these could be overcome through development. The local road network is considered to be unsuitable either in terms of road capacity or lack of footpath provision. The northern tip of the site is within flood zone 2 and there is a risk of surface water flooding at the northern edge. The site is covered by a major aquifer. Enhancement to the Water Recycling Centre and sewerage infrastructure upgrades may be required. There are some landscape and biodiversity constraints as the site is in SSSI risk zone and also some townscape and historic environment concerns due to concentration of grade 2 listed buildings to the north of the site and proximity to the conservation area. There are some constraints but the site is considered suitable for the land availability study.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0314

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0347**

Site Area **3.41 hectares**

LOCATION

Land to the south of the A146

PROPOSED DEVELOPMENT

Commercial development of Storage and Distribution Hub

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site is located somewhat away from the built up area of Loddon on the other side of the main A146 road near to the junction with Beccles Road, despite its location it does have good accessibility to services. Initial highway evidence has highlighted concerns that there is no possibility of creating suitable access to the site and that development here could be likely to result in an increased use of unsustainable transport modes. The site is at low risk of flooding with a chance of surface water flooding in the south west corner. Enhancement to the Water Recycling Centre and sewerage infrastructure upgrades may be required. There are no significant landscape, historic environment, townscape or biodiversity concerns on the site. There are a number of constraints that have been identified, but based on the current evidence, the site is considered suitable for the land availability study.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0347

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0372**

Site Area **3.14 hectares**

LOCATION

Land off High Bungay Road,

PROPOSED DEVELOPMENT

Residential development of approx. 130 dwellings plus a Scout Hut and public open space. (An initial phase of 60 starter homes could be promoted on the southern section of the site).

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site is well related to the existing built up area of Loddon with good accessibility to services. Access would be from High Bungay Road, one potential access point is narrow and the other is close to the junction with the A146. Initial highway evidence has highlighted concerns that there is no possibility of creating a suitable access to the site. Development may lead to additional traffic on High Bungay Road and the A146 but subject to suitable footpath provision any potential impact on the functioning of local roads could be reasonably mitigated. The site has a low risk of flooding but adjacent areas have a risk of surface water flooding. Enhancement to the Water Recycling Centre and sewerage infrastructure upgrades may be required. There are no significant landscape, historic environment, townscape or biodiversity concerns on the site. There are a number of constraints that have been identified, but based on the current evidence, the site is considered suitable for the land availability study.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0372

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Long Stratton Suitability Assessment

Site reference **GNLP0509**

Site Area **3.60 hectares**

LOCATION

Land at St Mary's Road

Long Stratton

PROPOSED DEVELOPMENT

Residential development of 60 - 100 dwellings with associated open space

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a greenfield site on the south western edge of the village. It is accessible to a full range of core services in Long Stratton. There is no utilities infrastructure on site affecting development and no known issues in relation to contamination/ground stability or flood risk. Off site mains reinforcement, enhancement to water treatment capacity and sewerage infrastructure upgrades may be required to serve growth in this location. There are no nationally or locally protected landscapes, natural sites or species in the immediate vicinity of the site and development would not result in the loss of any locally protected open space or high quality agricultural land. There are no significant concerns in relation to impacts on the historic environment but the scale of development may have some townscape impact. Initial highway evidence has indicated that potential access constraints could be overcome through development and that any impact on the functioning of local roads could be mitigated. A number of constraints are identified but subject to being overcome these the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0509

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Marlingford & Colton Suitability Assessment

Site reference **GNL0415-E**

Site Area **200.00 hectares**

LOCATION

Honingham Thorpe - Site E
Norwich Road

PROPOSED DEVELOPMENT

COUNTRY PARK

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access
Accessibility to Services
Utilities Capacity
Utilities Infrastructure
Contamination and Ground Stability
Flood Risk
Market Attractiveness

IMPACTS ANALYSIS

Significant Landscapes
Townscapes
Biodiversity and Geodiversity
Historic Environment
Open Space and GI
Transport and Roads
Compatibility with Neighbouring
Uses

SITE SUITABILITY CONCLUSIONS

This site is proposed as a country park to support the proposed new settlement (and serve the wider hinterland) and as such is not a HELAA use, therefore the site has not been assessed for the purposes of the HELAA

For the purposes of the HELAA capacity assessment this site is considered to be UNSUITABLE

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNL0415-E

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Suitability Assessment

Site reference **GNLP0424**

Site Area **0.41 hectares**

LOCATION

Land at Marlingford Road

PROPOSED DEVELOPMENT

Residential development of approx. 16 dwellings, and open space.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a small site to the far south of Colton. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained and the local road network is unsuitable. There is poor access to services and it is likely that the water supply and sewerage network (including the water recycling centre) would need to be upgraded. There are no known constraints from utilities infrastructure, contamination or land instability, and no loss of public open space. The site is at low risk of flooding, but a small part is in the designated river valley. There would be no impact on a sensitive townscape or on ecological sites. The site is constrained, but is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0424

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0425**

Site Area **0.86 hectares**

LOCATION

Land at Mill Road/Barford Road

PROPOSED DEVELOPMENT

Residential development for approximately 5 dwellings with access via Mill Road

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a small site which is well related to the village of Marlingford, and proposed for housing. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained and the local road network is unsuitable. There is a poor level of accessibility to services and it is likely that the sewerage network including the water recycling centre would need to be upgraded. There are no known constraints from utilities infrastructure, contamination or land instability, and no loss of public open space. Significant parts of the site are at risk of flooding. The site is in the designated river valley, has listed buildings and a CWS nearby. Due to the fact that there is only a small area of land which is not at risk of flood, only approximately 0.2ha of this site is considered to be suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
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The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Up to 5 years (by April 2021)	
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In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0425

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0474**

Site Area **13.38 hectares**

LOCATION

Land west of Colton Road

PROPOSED DEVELOPMENT

Residential development or holiday accommodation and/or staff accommodation related to Barnham Broom Golf and Country Club

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site is overlapped by GNL0415-D (proposed for housing) and GNL0415-E (proposed for a country park) and is itself proposed for housing. It does not relate to any existing settlement and therefore has limited access to existing services. Initial highway evidence has indicated that a suitable access could be achieved but local roads are considered unsuitable. It is likely that the water supply would need to be upgraded, and there are major constraints to the sewerage network, including the water recycling centre. There are no known constraints from utilities infrastructure, contamination or land instability and no loss of public open space. The site contains several areas at risk of flooding, which could be avoided, but some of the site is in agricultural land class 2. The site would not affect a designated landscape or townscape, or public open space. The site contains/is adjacent to ancient woodland, but there would be no impact on designated heritage assets. The site is highly constrained, but is considered suitable for housing use for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0474

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0475**

Site Area **2.44 hectares**

LOCATION

Land south of Colton/east of Highhouse Farm Lane

PROPOSED DEVELOPMENT

Residential development, holiday accommodation and/or staff accommodation related to the expanding Barnham Broom Golf and Country Club

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

At the north of Colton, this site is adjacent to the pub and is proposed for housing but is not very well related to existing housing in the village. Initial highway evidence has indicated that a suitable access could be achieved but the local road network is unsuitable. There is poor access to services and it is likely that the sewerage network (including the water recycling centre) would need major upgrades. There are no known constraints from utilities infrastructure, contamination or land instability, and no loss of public open space. The site is at low risk of flooding, but the site is on grade 2 agricultural land. There are listed buildings nearby and mature trees and hedges on site. The site is constrained, but is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0475

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0476**

Site Area **29.34 hectares**

LOCATION

Land east of Honingham Road/north of Barnham Br

PROPOSED DEVELOPMENT

Residential development, holiday accommodation and/or staff accommodation related to the expanding Barnham Broom Golf and Country Club

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is proposed for housing; it does not relate well to any existing settlement. Initial highway evidence has indicated that a suitable access could be achieved but the local road network is unsuitable. There is poor access to services and it is likely that the water supply would need to be upgraded and the sewerage network (including the water recycling centre) would need major upgrade. There are no known constraints from utilities infrastructure, contamination or land instability, and no loss of public open space. The site has some areas at risk of flooding which could be avoided. Large parts of this site are in the designated river valley. There are listed buildings nearby and mature trees and hedges on site. The site is constrained, but is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0476

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Marsham Suitability Assessment

Site reference **GNLP0171**

Site Area **1.71 hectares**

LOCATION

Land to rear of 40-46 High Street
Marsham

Norwich
Norfolk
NR10 5AE

District **Broadland**

PROPOSED DEVELOPMENT

Residential development of an undetermined number of dwellings, including public open space, landscaping and associated infrastructure.

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a greenfield site on the western side of Marsham. The site has limited accessibility to core services and facilities in Marsham but is close to a primary school and within walking distance of a bus route. There are no known constraints from utilities infrastructure, contamination/ground stability or flood risk. Sewerage infrastructure upgrades would be required to serve growth in this location and local waste water treatment capacity is known to be very limited. There are no nationally or locally protected landscapes in the immediate vicinity of the site. There are two SSSIs within 3km which may need specific mitigation. Development would not result in the loss of any locally protected public open space or high quality agricultural land. There would be some impact on heritage assets and on townscape but this is likely to be mitigatable. Initial highway evidence has indicated that potential access constraints could be overcome through development but that the local road network is unsuitable. A number of constraints are identified but subject to being able to overcome these the site is considered suitable for the land availability assessment. Approximately 22 percent of the site is subject to an existing planning permission or allocation for a similar form of development, consequently the site capacity for the purposes of the HELAA analysis will need to be reduced accordingly.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 5 - 10 years (between April 2021 and 2

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0171

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0219**

Site Area **1.78 hectares**

LOCATION

Former Piggeries
Fengate Farm
Fengate
Marsham
Norfolk
NR10 5PT

PROPOSED DEVELOPMENT

Residential development of approx. 25 dwellings

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Amber
Flood Risk	Green
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a site previously in agricultural use (former farm complex) on the northern edge of Marsham. The site has limited accessibility to core services and facilities in Marsham but is within walking distance of a primary school and bus route. There are no known constraints from utilities infrastructure on site. The site's former use as a piggery is likely to require some decontamination or remediation prior to development and small areas are prone to surface water flood risk. Off-site mains reinforcement and sewerage infrastructure upgrades would be required to serve growth in this location and local waste water treatment capacity is known to be very limited. There are no nationally or locally protected landscapes or natural sites in the immediate vicinity but protected moth species are indicated on site. There are two SSSIs within 3km which may need specific mitigation. Development would not result in the loss of any locally protected public open space or high quality agricultural land. There would be some impact on heritage assets and on townscape through the creation of largely detached form of development unrelated to the settlement. Initial highway evidence has indicated that potential access constraints could be overcome through development but that the local road network is unsuitable. A number of constraints are identified but subject to being able to overcome these the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0219

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Marsham Suitability Assessment

Site reference **GNL0229**

Site Area **63.42 hectares**

LOCATION

Land North, East, West and South of Marsham
High Street/
Marsham
Norwich
Norfolk
NR10 5AE

PROPOSED DEVELOPMENT

Strategic growth of Marsham to include approx. 1,000 new homes, public open space, community facilities, retail, commercial development and land for school extension if required.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Amber
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Amber
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

The site is a single submission comprising four extensive parcels of land surrounding Marsham, incorporating sites GNL0171, GNL0219 and GNL0572. Parts of the sites have some accessibility to core services and facilities but the proposal would need to enhance provision to support the level of growth envisaged. There are no known constraints from utilities infrastructure on any site. Areas of the sites incorporate former farm buildings (on the north) and filled ground (on the east) resulting in the potential need for decontamination and site remediation. Relatively small areas of the site are at risk of surface water flooding with parts in flood zones 2 and 3, principally on the eastern parcel. Off-site mains reinforcement, enhanced waste water treatment capacity and sewerage infrastructure upgrades would be required to serve growth in this location and local waste water treatment capacity is known to be very limited. There are no nationally or locally protected landscapes in the immediate vicinity but some biodiversity interest is indicated with a county wildlife site and ecological corridor adjoining the eastern parcel and protected species in various locations. There are two SSSIs within 3km which would need specific mitigation from this scale of growth. Development would affect locally protected public open space (allotments) to the west of Marsham but would not lead to the loss of high quality agricultural land. There could be significant harmful impact on heritage assets from development and a severely detrimental impact on townscape character from the very significant scale of growth proposed. Initial highway evidence has indicated that potential access constraints could be overcome through development but that the local road network is unsuitable and that the remoteness of the site to the east of the village would lead to increased car dependency. A number of constraints are identified but subject to being able to overcome these the site is considered suitable for the land availability assessment. A small area of the site (approx 1%) is subject to an existing planning permission for housing but this would not have any significant impact on the contribution of the site

to development capacity.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 5 - 10 years (between April 2021 and 2

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0229

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Marsham Suitability Assessment

Site reference **GNLP0572**

Site Area **0.70 hectares**

LOCATION

Fengate Farm
Marsham
NR10 5PT

PROPOSED DEVELOPMENT

Demolition of agricultural buildings and residential redevelopment of between 10 and 12 dwellings.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Amber
Flood Risk	Green
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a site previously in agricultural use (former farm complex) on the northern edge of Marsham. The site has limited accessibility to core services and facilities in Marsham but is within walking distance of a primary school and bus route. There are no known constraints from utilities infrastructure on site and there is no known risk from flooding. The site's former farm use is likely to require some decontamination or remediation prior to development. Off-site mains reinforcement and sewerage infrastructure upgrades would be required to serve growth in this location and local waste water treatment capacity is known to be very limited. There are no nationally or locally protected landscapes or natural sites in the immediate vicinity but protected moth species are indicated on site. There are two SSSIs within 3km which may need specific mitigation. Development would not result in the loss of any locally protected public open space or high quality agricultural land. There would be some impact on heritage assets and on townscape through the creation of largely detached form of development unrelated to the settlement. Initial highway evidence has indicated that potential access constraints could be overcome through development but that the local road network is unsuitable. A number of constraints have been identified but subject to being able to overcome these the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0572

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Morley Suitability Assessment

Site reference **GNLP0130**

Site Area **0.25 hectares**

LOCATION

Land east of Brecon Lodge
Golf Links Road

PROPOSED DEVELOPMENT

Residential development, possibly for self-build dwellings

Morley St. Peter
Norfolk
NR18 9US

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Amber
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site lies south of Wymondham College, which itself is south of the village of Morley, meaning it is poorly related to the existing built-up area of the village, although it does have access to some services. Initial highway evidence has highlighted concerns that it would not be possible to achieve a suitable access to the site, the local road network is unsuitable and the site is remote. It is likely that the water supply and sewerage infrastructure will need to be upgraded, and the adjacent car breaking business may have caused some ground contamination, but there are no known constraints from utilities infrastructure and there would be no loss of public open space. There are areas at risk of surface water flooding, but development would not affect designated landscapes, townscapes, heritage assets or ecological sites. Although the site has some constraints, it is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	1 to 5 years (by April 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0130

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0356**

Site Area **0.68 hectares**

LOCATION

Land to the east of Golf Links Road / South of Waterl

Moorley St Botolph

District **South Norfolk**

PROPOSED DEVELOPMENT

Residential development utilising 0.76 ha with a further reserve site of 0.74 ha also available

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site lies to the south of the village, poorly related to the existing built-up area of the village but with some access to services. Initial highway evidence has highlighted concerns that it would not be possible to achieve a suitable access to the site, the local road network is unsuitable and the site is remote. It is likely that the sewerage infrastructure, including the water recycling centre, will need to be upgraded, but there are no known constraints from utilities infrastructure, contamination or ground instability and there would be no loss of public open space. There are some areas at risk of surface water flooding and the site is located within the best and most versatile agricultural land. However, development would not affect designated landscapes, townscapes, heritage assets or ecological sites. Although the site has some constraints, it is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0356

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP1033**

Site Area **0.88 hectares**

LOCATION

Adj Attleborough Road / Hill Road

PROPOSED DEVELOPMENT

Residential development -- six properties

Morley St Peter
Morley

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

The site lies some distance south-west of Morley St Botolph village, in a small hamlet. Initial highway evidence has highlighted concerns that the local road network is unsuitable and the site is remote (the school is within walking distance but no footpaths). It is likely that the water supply and sewerage infrastructure will need to be upgraded, and there are areas at risk of surface water flooding. However, there are no known constraints from utilities infrastructure, contamination or ground instability and there would be no loss of public open space. The site would not impact on designated landscapes, townscapes or heritage assets. However, an ecological survey may be needed. Although the site has some constraints, it is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP1033

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Mulbarton Suitability Assessment

Site reference **GNL0315**

Site Area **130.29 hectares**

LOCATION

Land to east of Mulbarton

PROPOSED DEVELOPMENT

Residential-led strategic extension of Mulbarton.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Red
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This is a large site to the east of Mulbarton, bounded by Shotesham Road. The site is within 2km of the services and facilities within Mulbarton. The identified constraints to the site are impacts on townscape, listed buildings, ecology, access, the road network and surface water flooding. As the site is of a significant scale there are likely to be opportunities to avoid and resolve on site constraints although development of the entire site would have a significant impact on the built environment which would be harder to mitigate. The off-site impacts on the road network have the potential to be mitigated by a site of this scale. The site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	5 to 10 years (between April 2021 and	(timescales have not been specified by the proposer if these fields left blank)
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The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	5 to 10 years (between April 2021 and
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In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0315

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0496**

Site Area **25.63 hectares**

LOCATION

Land to the east and west of Norwich Road
Mulbarton

NR14 8JT

District **South Norfolk**

PROPOSED DEVELOPMENT

Residential development enabling 9.81 ha of green infrastructure, a new primary school site and a residential care home for the elderly.

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site straddles the B1113 to the north of Mulbarton and is made up of 3 distinct areas. One to the west of the B1113 and two to the east. The site is close to services and facilities in Mulbarton although the existing road network has been identified as a constraint. Other constraints are the impact on the setting of the village and the impacts on listed buildings. The network constraints identified have the potential to be mitigated by a site of this although further evidence will be required to demonstrate this. The site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0496

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Mundham Suitability Assessment

Site reference **GNLP0071**

Site Area **1.80 hectares**

LOCATION

Land at Seething Airfield
Upgate Road
Seething
Norwich
Norfolk
NR15 1EL

PROPOSED DEVELOPMENT

Employment use

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Amber
Contamination and Ground Stability	Amber
Flood Risk	Green
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This is a brownfield site in established industrial/agricultural use in an isolated location on the edge of Seething airfield. It has limited accessibility to a number of core services in Seething. There is no known utilities infrastructure affecting development and the site is at minimal risk of flooding. There is potential for contamination from existing and former industrial uses. Off-site mains reinforcement may be required to serve growth in this location but significant investment would be needed to provide adequate mains sewerage. There are no nationally protected landscapes, natural sites or species in the immediate vicinity of the site although there is a SSSI and county wildlife site further afield. Development would not result in the loss of any locally protected open space or high quality agricultural land. Initial highway evidence has indicated that potential access constraints could be overcome through development but that the local road network is unsuitable. A number of constraints are identified but the site is considered suitable for the land availability assessment based on the form of development proposed.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	1 to 5 years (by April 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	1 to 5 years (by April 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0071

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Needham Suitability Assessment

Site reference **GNLP0156**

Site Area **0.71 hectares**

LOCATION

Site Opposite Village Hall
High Road

PROPOSED DEVELOPMENT

Residential development

Needham
Norfolk
IP209LB

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Green
Utilities Infrastructure	Amber
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Red
Biodiversity and Geodiversity	Amber
Historic Environment	Red
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a greenfield site on a main road frontage. It is on a bus route but otherwise has very limited access to core services. There are no known constraints in relation to utilities infrastructure, contamination/ground stability or flood risk. Off-site mains reinforcement would be required to serve growth in this location but the lack of adequate mains sewerage is a significant constraint. There are no nationally protected landscapes, natural sites or species in the immediate vicinity. Development would not result in the loss of any locally protected open space but its location within a locally identified river valley protection zone and the proximity of a County Wildlife Site may require some mitigation. There are significant concerns in relation to potential impacts on townscape from infilling and harm to the setting of heritage assets. Initial highway evidence has indicated that potential access constraints could be overcome through development and that any impact on the functioning of local roads could be mitigated. On balance, the site is considered suitable for the land availability assessment subject to the resolution of water infrastructure, townscape and heritage issues.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0156

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Newton Flotman Suitability Assessment

Site reference **GNLP0594**

Site Area **1.38 hectares**

LOCATION

Lowlands, Ipswich Road
Newton Flotman
NR15 1PN

PROPOSED DEVELOPMENT

Residential development for approx. 33 dwellings.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Red
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site lies to the east of Ipswich Road, opposite the village and with good access to services, although this access would involve crossing the A140. Access would be from the A140, which is a corridor of movement. It is likely that the water supply and sewerage network would need to be upgraded, and the pumping station would need to be buffered, but there are no known constraints from utilities infrastructure, contamination or ground instability. The southern corner of the site is in Flood Zone 3b and the site is in the designated river valley, an ecological survey would be needed, and the site adjoins Shotesham conservation area, but there would be no loss of open space. The area of the site at high risk of flooding would need to be avoided. Excluding this area, although the site is heavily constrained, approximately 1ha is suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0594

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Norton Subcourse Suitability Assessment

Site reference **GNL0309**

Site Area **1.06 hectares**

LOCATION

Land south of Loddon Road

PROPOSED DEVELOPMENT

Residential development

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a greenfield site with a long road frontage, opposite existing development. It has good accessibility to a range of core services in Norton Subcourse and Thurlton. There are no known constraints in relation to utilities infrastructure or contamination/ground stability and there is only minimal risk of flooding. Enhancement to waste water capacity and sewerage infrastructure may be required to support growth in this location. The proximity of the Broads and the presence of veteran trees, hedgerows and possible protected species in and around the site may require mitigation. Development would not result in the loss of any locally protected open space or high quality agricultural land. There are potential concerns in relation to townscape impact and harm to the setting of nearby heritage assets which may require mitigation through design. Initial highway evidence has indicated that potential access constraints could be overcome through development but that the local road network is unsuitable. Subject to addressing identified heritage and biodiversity issues, the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0309

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Norwich Suitability Assessment

Site reference **GNLP0068**

Site Area **0.12 hectares**

LOCATION

Land adjacent river Wensum
Duke Street

Norwich
Norfolk
NR3 3AP

District **Norwich**

PROPOSED DEVELOPMENT

Residential-led mixed use development for an undetermined number of dwellings

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Amber
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a small, highly accessible brownfield site close to all services in Norwich city centre. There are no known constraints from utilities infrastructure or contamination/ground stability. Off-site mains reinforcement would be required to serve growth in this location. Proximity to the river (within the Broads Authority area) may give rise to impacts which would need mitigation through design. Much of the site has some degree of flood risk. There would be potential townscape impacts on the surrounding conservation area and adjoining heritage assets. Improvements to site access would be required. Initial highways evidence has indicated that suitable access could be provided through development and that any impact on the local road network could be mitigated. There are a number of constraints affecting this site but these may be possible to mitigate, with flood protection likely to be the most important consideration. Despite its small size the site could support a high density development and is thus considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 5 - 10 years (between April 2021 and 2 (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 5 - 10 years (between April 2021 and 2

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0068

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0117**

Site Area **1.20 hectares**

LOCATION

293 - 297 Aylsham Road

PROPOSED DEVELOPMENT

Retail development including supermarket / food store

Norwich
Norfolk
NR3 2RY

District **Norwich**

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The brownfield site on a main road location adjoins the Aylsham Road district retail centre and has good accessibility to all services. While it has no known constraints from utilities infrastructure, flood risk or utilities capacity, historic use for motor trades and a fuel depot indicates possible contamination which has been addressed in currently and previously permitted development proposals. There are no nationally or locally protected landscapes in the area but development may affect the setting of heritage assets in the immediate vicinity. Initial highway evidence has highlighted that suitable access could be provided to the site through development. The site has relatively few constraints. The site is subject to an existing planning permission or allocation for a similar form of development, consequently it will not contribute any additional development capacity for the purposes of the HELAA analysis.

For the purposes of the HELAA capacity assessment this site is considered to be UNSUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Immediately

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0117

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Suitability Assessment

Site reference **GNLP0133-A**

Site Area **1.30 hectares**

LOCATION

UEA Campus Sites (Norwich City) Site A
Earlham Road

Norwich
Norfolk
NR4 7TJ

District **Norwich**

PROPOSED DEVELOPMENT

A. University Drive North - Additional Sport Park related development e.g new sports pitches, car parking and ancillary uses.

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Amber
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is one of a number of land parcels ((A-G) within and adjoining the University campus. Site A is a previously undeveloped (greenfield) site north of the Sports Park and fronting the main Earlham Road. The site is accessible to all local services and facilities. There are no known constraints from utilities infrastructure, utilities capacity, flood risk or contamination/ground stability. There are no nationally protected landscapes in the immediate vicinity although development would impinge on the open setting of this part of the campus and result in the loss of mature trees within an existing locally protected landscape belt. There are no heritage assets on site but development has the potential to affect the setting of heritage assets nearby, in particular Earlham Hall and conservation area. Initial highway evidence has highlighted that potential access constraints could be overcome through development but that the local road network is unsuitable. The site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 5 - 10 years (between April 2021 and 2 (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 5 - 10 years (between April 2021 and 2

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0133-A

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0133-B**

Site Area **1.38 hectares**

LOCATION

UEA Campus Sites (Norwich City) Site B
Earlham Road

Norwich
Norfolk
NR4 7TJ

District **Norwich**

PROPOSED DEVELOPMENT

B. University Drive West - Existing undeveloped part of Earlham Hall allocation to be carried forward.

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is one of a number of land parcels (A-G) within and adjoining the University campus. Site B immediately adjoins Earlham Hall and falls within the area currently allocated and consented for exemplar business development, the first phase of which has been completed. The site is accessible to all local services and facilities. There are no known constraints from utilities infrastructure, utilities capacity, flood risk or contamination/ground stability. There are no nationally protected landscapes in the immediate vicinity although potential to affect the setting of Earlham Hall (grade 2* listed), the walls of the garden (separately listed grade 2), the adjoining registered historic parkland and the surrounding conservation area. Initial highway evidence has highlighted that potential access constraints could be overcome through development but that the local road network is unsuitable. The site is considered suitable for the land availability assessment. The site is subject to an existing planning permission or allocation for a similar form of development, consequently it will not contribute any additional development capacity for the purposes of the HELAA analysis.

For the purposes of the HELAA capacity assessment this site is considered to be UNSUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 5 - 10 years (between April 2021 and 2 (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 5 - 10 years (between April 2021 and 2

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0133-B

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Suitability Assessment

Site reference **GNL0133-C**

Site Area **0.89 hectares**

LOCATION

UEA Campus Sites (Norwich City) Site C
Earlham Road

Norwich
Norfolk
NR4 7TJ

District **Norwich**

PROPOSED DEVELOPMENT

Crow Drive North - Existing undeveloped part of Blackdale allocation to be carried forward.

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is one of a number of land parcels (A-G) within and adjoining the University campus. Site C adjoins Bluebell Road in the north-east part of the campus and is a former school building allocated and consented for development for student accommodation, the first phase of which has been completed. The site is accessible to all local services and facilities. There are no known constraints from utilities infrastructure, utilities capacity, flood risk or contamination/ground stability. There are no nationally protected landscapes or townscapes in the immediate vicinity although there is a County Wildlife Site adjacent. There are no heritage assets in the immediate vicinity and the townscape may be enhanced through development. The Highway Authority advises that potential access constraints could be overcome through development but that the local road network is unsuitable. The site is considered suitable for the land availability assessment. The site is subject to an existing planning permission or allocation for a similar form of development, consequently it will not contribute any additional development capacity for the purposes of the HELAA analysis.

For the purposes of the HELAA capacity assessment this site is considered to be UNSUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 5 - 10 years (between April 2021 and 2 (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 5 - 10 years (between April 2021 and 2

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0133-C

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Suitability Assessment

Site reference **GNLP0133-D**

Site Area **2.74 hectares**

LOCATION

UEA Campus Sites (Norwich City) Site D
Earlham Road

Norwich
Norfolk
NR4 7TJ

District **Norwich**

PROPOSED DEVELOPMENT

D. South of Suffolk Walk - Existing undeveloped allocation to be carried forward.

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is one of a number of land parcels (A-G) within and adjoining the University campus. Site D is on the southern edge of the campus south of Suffolk Walk and is allocated for campus expansion. The site is accessible to local services and facilities. There are no known constraints from utilities infrastructure, utilities capacity, flood risk or contamination/ground stability. There are no nationally protected landscapes in the immediate vicinity although development has the potential to adversely affect the setting of the listed UEA campus buildings which are part of the original Lasdun design concept, the UEA Broad (a County Wildlife Site) and locally protected river valley landscape. There is evidence of prehistoric archaeological deposits on site. Initial highway evidence has highlighted that potential access constraints could be overcome through development but that the local road network is unsuitable. The site is considered suitable for the land availability assessment. The site is subject to an existing planning permission or allocation for a similar form of development, consequently it will not contribute any additional development capacity for the purposes of the HELAA analysis.

For the purposes of the HELAA capacity assessment this site is considered to be UNSUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 5 - 10 years (between April 2021 and 2 (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 5 - 10 years (between April 2021 and 2

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0133-D

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Suitability Assessment

Site reference **GNLP0133-E**

Site Area **1.60 hectares**

LOCATION

UEA Campus Sites (Norwich City) Site E
Earlham Road

Norwich
Norfolk
NR4 7TJ

District **Norwich**

PROPOSED DEVELOPMENT

E. Strawberry Fields – University Related development e.g. teaching, research, accommodation, general infrastructure and ancillary uses.

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Red
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Amber
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

The site is one of a number of land parcels (A-G) within and adjoining the University campus. Site E is a partly greenfield site comprising allotments and nursery/agritech buildings at the eastern end of the UEA Broad falling between the Broad and Bluebell Road. The site is accessible to all local services and facilities. There are no known constraints from utilities infrastructure, utilities capacity or contamination/ground stability. Parts of the site fall within areas at moderate to high flood risk. There are no nationally protected landscapes in the immediate vicinity although the adjoining County Wildlife Sites at the UEA Broad, The Heronry and Violet Grove has very significant local biodiversity value. The site also falls wholly within locally protected open space/river valley landscape and extension of built development into that area could compromise its open character and amenity value. Development also has the potential to harm the heritage interest and setting of listed campus buildings. Initial highway evidence has highlighted that potential access constraints could be overcome through development but that the local road network is unsuitable. The site is considered suitable for inclusion in the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 5 - 10 years (between April 2021 and 2 (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 5 - 10 years (between April 2021 and 2

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0133-E

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0133-F**

Site Area **5.72 hectares**

LOCATION

UEA Campus Sites (Norwich City) Site F
Earlham Road

Norwich
Norfolk
NR4 7TJ

District **Norwich**

PROPOSED DEVELOPMENT

F. Bluebell Road – University Related development e.g. teaching, research, accommodation, general infrastructure and ancillary uses.

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Red
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Amber
Transport and Roads	Green
Compatibility with Neighbouring Uses	Red

SITE SUITABILITY CONCLUSIONS

The site is one of a number of land parcels (A-G) within and adjoining the University campus. Site F is a greenfield site comprising grazing land extending along the west side of Bluebell Road south of the UEA Broad. The site is accessible to local services and facilities. There are no known constraints from utilities infrastructure, utilities capacity or contamination/ground stability. Parts of the site fall within areas at moderate to high flood risk. There are no nationally protected landscapes in the immediate vicinity although the adjoining County Wildlife Sites at the UEA Broad, The Heronry and Violet Grove has very significant local biodiversity value. The site also falls wholly within locally protected open space/river valley landscape and extension of built development into that area could compromise its open character and amenity value. Development also has the potential to harm the heritage interest and setting of listed campus buildings. Initial highway evidence has highlighted that potential access constraints could be overcome through development but that the local road network is unsuitable. The site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 5 - 10 years (between April 2021 and 2 (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 5 - 10 years (between April 2021 and 2

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNL0133-F

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0184**

Site Area **0.71 hectares**

LOCATION

The Alders
Cooper Lane

Norwich
Norfolk
NR1 2NS

District **Norwich**

PROPOSED DEVELOPMENT

Residential development for an undetermined number of dwellings.

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is located in a residential area in the south of Norwich and has good accessibility to local services. There are no known constraints from utilities infrastructure or contamination /ground stability but sewerage upgrades and mains reinforcement would be necessary to serve proposed growth. The site is at moderate risk of flooding and falls within an area of river valley landscape which is locally protected and is in relatively close proximity to a conservation area. Initial highway evidence has highlighted that potential access constraints could be overcome through development but that the local road network is unsuitable. The site is otherwise subject to relatively few constraints and is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Immediately

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0184

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0248-A**

Site Area **2.55 hectares**

LOCATION

Henderson Community Park
51 Ivy Road

Norwich
Norfolk
NR5 8BF

District **Norwich**

PROPOSED DEVELOPMENT

Residential and/or light industrial development for an undetermined number of dwellings or employment units. (A&B)

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Amber
Flood Risk	Green
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Red
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This inner suburban site (A-B) is part of a former school playing field. It has good accessibility to all services. There are no known constraints from existing utilities infrastructure with small areas at risk of surface water flooding. There is some evidence of contamination from previous uses and ground instability from historic chalk workings. Sewerage upgrades may be necessary. Development would result in the loss of a significant area of green open space which is locally protected. There are no identified impacts on heritage assets. Initial highway evidence has highlighted that suitable access could be provided through development and that any impact on the functioning of local roads could be mitigated. The site is relatively unconstrained and is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNL0248-A

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0248-B**

Site Area **3.10 hectares**

LOCATION

Henderson Community Park
51 Ivy Road

Norwich
Norfolk
NR5 8BF

District **Norwich**

PROPOSED DEVELOPMENT

Residential and/or light industrial development for an undetermined number of dwellings or employment units. (A-B)

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Amber
Flood Risk	Green
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Red
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This inner suburban site (A-B) is part of a former school playing field. It has good accessibility to all services. There are no known constraints from existing utilities infrastructure with small areas at risk of surface water flooding. There is some evidence of contamination from previous uses and ground instability from historic chalk workings. Sewerage upgrades may be necessary. Development would result in the loss of a significant area of green open space which is locally protected. There are no identified impacts on heritage assets although retained avenues of trees are protected. Initial highway evidence has highlighted that suitable access could be provided through development and that any impact on the functioning of local roads could be mitigated. The site is relatively unconstrained and is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0248-B

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0282**

Site Area **0.27 hectares**

LOCATION

Constitution Motors Ltd
140-143 Constitution Hill
Norwich

PROPOSED DEVELOPMENT

Residential development of 10 to 15 new dwellings.

District **Norwich**

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is in a main road location with good accessibility to all local services. There are no known constraints from utilities infrastructure, contamination /ground stability or flood risk. There are no nationally or locally protected landscapes in the vicinity, although one locally listed building adjoins the site. Initial highway evidence has highlighted that potential access constraints on the site that could be overcome through development and that potential impact on the functioning of local roads could be mitigated. The site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by March 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0282

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0360**

Site Area **21.90 hectares**

LOCATION

May Gurney and Deal Ground Site

PROPOSED DEVELOPMENT

Residential led mixed use redevelopment to include employment, retail community uses, potential primary education provision and local greenspace and biodiversity areas.

District **Norwich**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Amber
Contamination and Ground Stability	Amber
Flood Risk	Red
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Amber
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

Although this former industrial site is geographically close to Norwich city centre it is isolated and has limited accessibility to some services, with complex constraints which would require significant infrastructure investment to enhance connectivity and improve deliverability. It adjoins the river Wensum which falls within the Broads Authority area and includes a County Wildlife Site and locally protected landscapes. This may give rise to particular impacts which would require mitigation through design and layout. The majority of the site is at moderate to high risk of flooding with part in the functional flood plain. Flood mitigation would be integral to achieving a satisfactory development solution. There are potential townscape impacts on heritage assets within and adjoining the site. Initial highway evidence has indicated that suitable access could be provided to the site through development. This is a heavily constrained site which has been subject to extensive feasibility work. The principle of mixed use, housing led development to support regeneration has been established as acceptable through allocation in the local plan and the grant of outline planning permission which includes enhanced access and covers nearly 90% of the site. Based on the level of constraint identified there are

Norwich

some uncertainties over the practicalities of delivering major development here, but subject to further assessment and excluding the part of the site in flood zone 3b or already committed, it is considered that approximately 1ha of the site is suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Up to 5 years (by April 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0360

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Norwich Suitability Assessment

Site reference **GNLP0377**

Site Area **0.33 hectares**

LOCATION

Land east of King Street (King Street Stores & Sports

PROPOSED DEVELOPMENT

Residential development for a minimum of 40 to 50 dwellings with re-provision of existing sports facility/centre.

District **Norwich**

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Amber
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Amber
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is located in Norwich city centre: part is an existing housing allocation. It is highly accessible to services. There are no known constraints from utilities infrastructure or utilities capacity. A small area of the site closest to the river is prone to flood risk and there may be issues from contamination from prior industrial uses. The sensitivity of the adjoining Broads Authority area and the surrounding historic townscape of King Street would require mitigation. The existing building has little townscape merit but it is currently in use as a sports facility and the potential loss of this use would need to be considered. Subject to this the site is considered as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0377

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0381**

Site Area **3.40 hectares**

LOCATION

Norwich Airport Park & Ride
 Buck Courtney Crescent

PROPOSED DEVELOPMENT

Small scale retail development / food store, hotel, offices or a mixed use development.

District **Norwich**

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Amber
Flood Risk	Green
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Amber
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is in a main road location immediately adjoining the Airport, with good accessibility to services. There are no known constraints from utilities infrastructure, utilities capacity or flood risk: potential contamination is highlighted from prior use as a military airfield. There are no nationally protected landscapes in the vicinity but the existing landscape belts around the site are locally protected. There are no significant impacts on townscape or heritage assets. The Highway Authority have advised that potential access constraints could be overcome through development and potential impact on the functioning of local roads could be mitigated. The site is currently in use as a park and ride site and the potential loss of this use would need to be considered. Subject to this the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 5 to 10 years (between April 2021 and (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 5 to 10 years (between April 2021 and

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0381

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0401**

Site Area **0.83 hectares**

LOCATION

Former Eastern Electricity Headquarters
Duke Street

PROPOSED DEVELOPMENT

Residential-led mixed use development for approx. 400 dwellings with retail and/or other appropriate city centre uses at ground floor level.

District **Norwich**

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Amber
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Amber
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This long term vacant brownfield site in Norwich city centre is in a highly accessible location close to services and facilities. It is an existing mixed use (office led) allocation in the local plan. There are no known constraints from utilities infrastructure although sewerage upgrades may be necessary. There is potential contamination due to the site’s prior industrial use and part of the site is at moderate risk of flooding. The site is considered a priority for regeneration, although its location adjoining the river Wensum (within the Broads Authority area) and proximity to sensitive historic townscapes in the city centre conservation area would need to be addressed in design. Initial highway evidence has indicated that there are access constraints which could be overcome through development and that any impact on the functioning of local roads could be mitigated. A number of constraints are identified but could be overcome. However, the site is subject to an existing allocation for a similar form of development, consequently it will not contribute any additional development capacity for the purposes of the HELAA analysis.

For the purposes of the HELAA capacity assessment this site is considered to be UNSUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0401

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Suitability Assessment

Site reference **GNLP0409**

Site Area **1.57 hectares**

LOCATION

Barrack Street / Whitefriars

PROPOSED DEVELOPMENT

Deallocation - no specific form of development should be proposed for the site

District **Norwich**

CONSTRAINTS ANALYSIS

Access
Accessibility to Services
Utilities Capacity
Utilities Infrastructure
Contamination and Ground Stability
Flood Risk
Market Attractiveness

IMPACTS ANALYSIS

Significant Landscapes
Townscapes
Biodiversity and Geodiversity
Historic Environment
Open Space and GI
Transport and Roads
Compatibility with Neighbouring Uses

SITE SUITABILITY CONCLUSIONS

This site has not been assessed for the purposes of the HELAA as there is no development proposal submitted to the GNLP. However this site is considered suitable for development as it has planning permission and is already allocated in the current Norwich Local Plan.

For the purposes of the HELAA capacity assessment this site is considered to be UNSUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0409

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Suitability Assessment

Site reference **GNLP0451**

Site Area **1.01 hectares**

LOCATION

Sentinel House
37-45 Surrey Street

PROPOSED DEVELOPMENT

Town centre uses or mixed-use development of undetermined type.

District **Norwich**

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site comprises redundant offices and adjoining disused land in a highly accessible location in Norwich city centre, close to services and facilities. The main building is being converted for housing and the remaining land is subject to proposals for student accommodation development. There are no known constraints from utilities capacity, utilities infrastructure, flood risk or contamination/ground stability. There are potential impacts on the character of the city centre conservation area, below ground archaeology (City Wall) and the setting of heritage assets, although the existing building is of little merit. Initial highway evidence has indicated that potential access constraints could be overcome through development and that any impact on the functioning of local roads could be mitigated. The site has relatively few constraints but as it is already under construction for housing, it consequently will not contribute any additional development capacity for the purposes of the HELAA analysis.

Norwich

For the purposes of the HELAA capacity assessment this site is considered to be **UNSUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0451

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Suitability Assessment

Site reference **GNLP0453**

Site Area **1.39 hectares**

LOCATION

10 Barnard Road

Bowthorpe

PROPOSED DEVELOPMENT

Approx. 2,400m² of floorspace for convenience retail and approx.1,400m² of floorspace for restaurants and cafes.

District **Norwich**

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site is located on the edge of an employment area in an accessible suburban location west of Norwich. It is currently in use as a bowling alley and the potential loss of this use would need to be considered. It has relatively good access to services and facilities. There are no known constraints from utilities infrastructure or utilities capacity and no significant constraints from flood risk or contamination. There are no identified impacts on nationally or locally protected sites, townscapes or landscapes although there are indications of prehistoric archaeological deposits in the vicinity. Initial highway evidence has highlighted that potential access constraints could be overcome through development and that any impact on the functioning of local roads could be mitigated. The site has relatively few constraints and it is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0453

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLPO500**

Site Area **0.64 hectares**

LOCATION

Land to east of Spitfire Road and south of Anson Ro
1 Anson Road
NR6 6ED

PROPOSED DEVELOPMENT

Hotel with associated car parking and landscaping.(120 bedroom)

District **Norwich**

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Amber
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Amber
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This industrial brownfield site is located within an existing employment area in north Norwich adjoining the Airport. It has good accessibility to the majority of services and facilities. There are no known constraints from utilities infrastructure or utilities capacity and no significant constraints from flood risk. Potential contamination is highlighted in some areas of the site from prior military aviation use. There are no nationally or locally protected landscapes, heritage assets or townscapes in the vicinity. Initial highway evidence has highlighted that potential access constraints could be overcome through development and that any impact on the functioning of local roads could be mitigated. The site has relatively few constraints and it is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0500

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0506**

Site Area **4.67 hectares**

LOCATION

Anglia Square
Norwich

PROPOSED DEVELOPMENT

Mixed use redevelopment, to include approximately 20,000m² retail floorspace, 1,500 dwellings, 1,200 car parking spaces and community and leisure uses including a cinema. The site does not include Surrey Chapel or the former Barclays Bank site.

District **Norwich**

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This site in the northern part of Norwich city centre comprises an existing district shopping centre and areas of vacant land/surface car parking and a variety of other buildings many of which are vacant or underused. It is highly accessible to local services and facilities. There are no known constraints from utilities infrastructure; however sewerage upgrades and mains reinforcement would be necessary to serve development. There are no known contamination issues but there is surface water flood risk on parts of the site. Anglia Square falls within the city centre conservation area and is close to a number of heritage assets. The large scale of development proposed has the potential for adverse impacts on the historic setting of this part of the city although the existing townscape is very poor with much scope for regeneration and improvement. There are no nationally or locally protected landscapes in the vicinity and development has the potential to enhance local green infrastructure. Initial highway evidence has highlighted that potential access constraints could be overcome through development and that any impact on the functioning of local roads could be mitigated. The site is almost entirely covered by an existing permission for mixed use. Although the proposed mix is different, the HELAA seeks to identify additional land which might be developed for either economic or residential use. Therefore, only 0.25ha is considered suitable for the land availability assessment.

Norwich

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0506

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Norwich Suitability Assessment

Site reference **GNLP0523**

Site Area **0.37 hectares**

LOCATION

Dowding Road
Norwich

PROPOSED DEVELOPMENT

Residential development of up to 10 new dwellings.

District **Norwich**

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Amber
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Amber
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Amber
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a greenfield site within an area of low density suburban housing in north Norwich. The site is relatively accessible to local services and facilities although outside the recommended distance to the nearest high school and GP surgery. There are no known constraints from utilities infrastructure, utilities capacity or flood risk. Potential contamination is highlighted in some areas from prior use as a military airfield. The existing housing has some heritage and townscape interest and its landscaped setting, including the proposal site, is locally protected. Initial highway evidence has highlighted that potential access constraints could be overcome through development and that any impact on the functioning of local roads could be mitigated. The site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0523

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0570**

Site Area **2.44 hectares**

LOCATION

Site of Former Church

Heartsease Lane
Norwich

NR7 9NT

District **Norwich**

PROPOSED DEVELOPMENT

Residential development for an undetermined number of dwellings.

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Amber
Transport and Roads	Green
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This site is in a suburban location on the outer ring road in east Norwich. It is highly accessible to local services and facilities. There are no known constraints from utilities infrastructure, utilities capacity, flood risk or contamination/ground stability. There is a nationally protected SSSI within 2km and the immediately adjacent Mousehold Heath is of major local importance for its landscape, ecological, heritage and biodiversity value all of which have the potential to be impacted by development. The site includes open space with local policy protection. Initial highway evidence has highlighted that potential access constraints could be overcome through development and that any impact on the functioning of local roads could be mitigated. The site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0570

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP1011**

Site Area **0.26 hectares**

LOCATION

Wensum Lodge

169 King Street
Norwich

PROPOSED DEVELOPMENT

Community Sports

District **Norwich**

CONSTRAINTS ANALYSIS

Access
Accessibility to Services
Utilities Capacity
Utilities Infrastructure
Contamination and Ground Stability
Flood Risk
Market Attractiveness

IMPACTS ANALYSIS

Significant Landscapes
Townscapes
Biodiversity and Geodiversity
Historic Environment
Open Space and GI
Transport and Roads
Compatibility with Neighbouring
Uses

SITE SUITABILITY CONCLUSIONS

The site is proposed for retention for an existing community sports centre use and not for any substantive development and as such is not a HELAA use. Consequently the site has not been assessed for the purposes of the HELAA The site has also been proposed for allocation for housing (with in conjunction with the adjoining King Street Stores - see site GNLP0377.

For the purposes of the HELAA capacity assessment this site is considered to be UNSUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP1011

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Suitability Assessment

Site reference **GNLP1061**

Site Area **46.50 hectares**

LOCATION

Imperial Park (formerly Site 4)

Norwich Airport

PROPOSED DEVELOPMENT

General employment floorspace (B1c, B2, B8 and D1 with ancillary A1-A3 Use Classes).

Combined Non -Aviation with aviation related uses

District **Norwich**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Amber
Contamination and Ground Stability	Amber
Flood Risk	Green
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

The site occupies an extensive area of open land at the northern extremity of Norwich Airport adjoining the newly constructed A1270 northern distributor road south of Horsham St Faith. It falls within the Airport operational boundary where development is currently restricted to operational use only and is subject to current permission for aviation related development. Taking account of enhanced accessibility from the NDR the site will have good accessibility to services. Sewerage upgrades are likely to be necessary to serve growth and the site is within Norwich Airport safeguarding zone. The site is at low risk of flooding but there may be risks of contamination from previous civil and military aviation uses. There are no nationally or locally protected landscapes or open space on site or in the immediate vicinity. Based on assessments of consented Aviation Park proposals, development is unlikely to have a harmful impact on protected sites or species although EIA will be necessary for any subsequent planning application. There may be

Norwich

potential impacts on designated heritage assets within Horsham St Faith dependent on the design and configuration of any scheme. Initial highway evidence indicates that suitable access could be provided to the site through development and that any impact on the functioning of local roads could be mitigated. Approximately 90% of the site is subject to an existing planning permission or allocation for a similar form of development, consequently the site capacity for the purposes of the HELAA analysis will need to be reduced accordingly. Therefore, 8.5ha of the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP1061

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Poringland Suitability Assessment

Site reference **GNLP0169**

Site Area **18.35 hectares**

LOCATION

Land off Shotesham Road

Poringland
Norwich
Norfolk
NR14 7LN

District **South Norfolk**

PROPOSED DEVELOPMENT

Residential development of between 250 and 320 dwellings including an element of residential care, public open space and employment space.

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site lies either side of Shotesham Road to the south-west of Poringland village; the larger, northern site is adjacent to a recent allocation/permission which is being developed and the southern site is between housing and a children’s activity centre. It is proposed for housing including an element of residential care and employment and has good access to services. Initial highway evidence has indicated that it should be possible to achieve a suitable access, and that any impact on local roads could be mitigated. It is likely that sewerage infrastructure would need to be upgraded, but there are no known constraints from utilities infrastructure, contamination or ground instability and there would be no loss to public open space. Both sites contain significant areas at risk of surface water flooding, there are listed buildings nearby, and there is a veteran oak in the southern site and a SSSI at some distance. However, there would be no impact on sensitive landscapes or townscapes. Although there are constraints, the site is considered suitable for the land availability assessment

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Immediately

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0169

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0223**

Site Area **9.25 hectares**

LOCATION

Land North of Heath Loke and the west of the Street

PROPOSED DEVELOPMENT

Residential development

Poringland
Norfolk

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Amber
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site lies to the west of the built-up area of Poringland/Framingham Earl, bounded on two sides by housing and open space allocations and with good access to services. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained although an access is shown from the adjacent development. It is considered that the impact on the local road infrastructure could be mitigated. There are areas at risk of surface water flooding, the water supply and sewerage infrastructure network, including the water recycling centre, may need to be upgraded, and there are potential contamination issues. There are no known constraints from utilities infrastructure, there would be no impact on sensitive landscapes, townscapes, heritage assets or public open space. However, the site contains ponds and mature trees, meaning full ecological surveys would be needed. Although the site has constraints, it is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Immediately

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0223

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0280**

Site Area **2.17 hectares**

LOCATION

Cherry Trees
Bungay Road

PROPOSED DEVELOPMENT

Residential development of approx. 40 dwellings

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site lies south of Poringland village, separated from the village by open space, but with good access to services. It is unclear whether access to the site would require demolition of a dwelling, and initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained, but any impact on local roads could be mitigated. It is likely that the sewerage infrastructure network, including the water recycling centre, would need to be upgraded, but there are no known constraints from utilities infrastructure, contamination or ground instability.

The site has areas at risk of surface water flooding along the northern boundary and mature trees on site. Development would not impact on any designated landscape, townscape or public open space, but there are listed buildings nearby. Although there are constraints, approximately 2.5ha of the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Up to 5 years (by April 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0280

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0316**

Site Area **4.92 hectares**

LOCATION

Land off Bungay Road

PROPOSED DEVELOPMENT

Residential development

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site lies to the south-east of Poringland village, adjacent to existing housing and with good access to services. Initial highway evidence has indicated that a suitable access could be achieved, and that any impact on local roads could be mitigated. It is likely that the sewerage infrastructure network, including the water recycling centre, would need to be upgraded, but there are no known constraints from utilities infrastructure, contamination or ground instability. The site contains significant areas at risk of surface water flooding, ponds and mature hedges, which indicates an ecological survey may be required. There are several listed buildings nearby. Development of the site would not affect any designated landscape, conservation area or TPO trees, or impact on public open space. Although there are constraints, approximately 2.5ha of the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	1 to 5 years (by April 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Up to 5 years (by April 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0316

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Postwick with Witton Suitability Assessment

Site reference **GNLP0369**

Site Area **1.47 hectares**

LOCATION

Land west of Oaks Lane, Postwick (Site A1)

PROPOSED DEVELOPMENT

Residential development of between 32 and 48 dwellings.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Amber
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This is a greenfield site on the western edge of Postwick immediately south of the Norwich-Yarmouth rail line. The site has limited accessibility to services and facilities in Postwick and the nearest employment opportunities at Broadland Business park are also relatively inaccessible on the far side of the A47. A high pressure gas main runs under the adjoining site. There are no known issues from contamination/ground stability or flood risk. Sewerage infrastructure upgrades would be required to serve growth in this location. The site is within 1100m of nationally designated landscape within the Broads Authority area and Surlingham Broad SAC which may require mitigation, but would not directly affect any other locally designated sites, natural areas or protected species. Development would not result in the loss of any locally protected public open space or high quality agricultural land. There would be some impact on heritage assets and on the townscape setting of Postwick and the adjoining river. Initial highway evidence has indicated that potential access constraints could be overcome through development but that the site's remoteness would lead to increased car dependency. A number of constraints are identified but subject to being able to overcome these the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0369

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0370**

Site Area **6.28 hectares**

LOCATION

Land west of Oaks Lane, Postwick (Site A2)

PROPOSED DEVELOPMENT

Residential development of 75 and 115 dwellings and land for a primary school and associated facilities.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Amber
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This is a greenfield site on the western edge of Postwick immediately south of the Norwich-Yarmouth rail line. The site has limited accessibility to services and facilities in Postwick and the nearest employment opportunities at Broadland Business park are also relatively inaccessible on the far side of the A47. A high pressure gas main runs under the site but the proposer has acknowledged this as a constraint. There are no known issues from contamination/ground stability or flood risk. Off-site mains reinforcement and sewerage infrastructure upgrades would be required to serve growth in this location. The site adjoins nationally designated landscape within the Broads Authority area and Surlingham Broad SAC which may require mitigation, but would not directly affect any other locally designated sites, natural areas or protected species. Development would not result in the loss of any locally protected public open space or high quality agricultural land. There would be some impact on heritage assets and on the townscape setting of Postwick and the adjoining river. Initial highway evidence has indicated that potential access constraints could be overcome through development but that the site's remoteness would lead to increased car dependency. A number of constraints are identified but subject to being able to overcome these the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0370

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0371**

Site Area **3.09 hectares**

LOCATION

Land south of A1042 Yarmouth Road (Site B)

PROPOSED DEVELOPMENT

Commercial development of shops and offices possibly to include restaurant/café, public house, take away and/or non-residential institutions such as crèche or day nursery and with potential links via Oaks Lane to serve the residents of Postwick.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Amber
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This is a greenfield site on the western edge of Postwick parish on the old Yarmouth Road north of the Norwich-Yarmouth rail line separated from the village. The site has limited accessibility to services and facilities in Postwick and the nearest employment opportunities at Broadland Business park are also relatively inaccessible on the far side of the A47. A high pressure gas main runs under the site but the proposer has acknowledged this as a constraint; the site also immediately adjoins a water works. There are no known issues from contamination/ground stability or flood risk. Sewerage infrastructure upgrades would be required to serve growth in this location. The site is within 1500m of designated landscape within the Broads Authority area which may require some mitigation, but would not directly affect any other locally designated sites, natural areas or protected species. Development would not result in the loss of any locally protected public open space or high quality agricultural land. There would be no significant impact on heritage assets or townscape. Initial highway evidence has indicated that potential access constraints could be overcome through development but that the site's remoteness would lead to increased car dependency. A number of constraints are identified but subject to being able to overcome these the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0371

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0571**

Site Area **65.48 hectares**

LOCATION

Land north of the A47, North and East of Witton Hall
Witton
NR13 5LU

PROPOSED DEVELOPMENT

New village with access off A47 and links to Little Plumstead.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This is an extensive greenfield site comprising land north and west of Witton situated north of the A47 and the western end of the Blofield bypass. The site has limited accessibility to services and facilities in Postwick and Witton but is on a bus route. There are no known issues from contamination/ground stability and only limited risk of surface water flooding in a small area of the site within Carr Wood. Sewerage infrastructure upgrades would be required to serve growth in this location. The site is relatively close to designated landscape within the Broads Authority area and within 3km of designated SSSIs and SACs which may require specific mitigation from development at this scale. The site abuts Witton Run County Wildlife Site which is an important wetland habitat and ecological corridor, consequently green infrastructure buffers are indicated as being potentially necessary. Development would not result in the loss of any locally protected public open space but it would involve the loss of the best quality agricultural land (Grades 1 and 2) and harm to the landscape character of the area through significant expansion of urban development into open countryside. There is potential for significant impact on heritage assets including Witton Church immediately adjacent. The substantial scale of the proposal indicate the need for potentially significant highway infrastructure and junction improvements to serve development at this scale. Subject to addressing the highways and landscape impact issues, the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 5 to 10 years (between April 2021 and

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0571

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Pulham Market Suitability Assessment

Site reference **GNLP0166**

Site Area **0.60 hectares**

LOCATION

Gosmore
Colegate End Road
Pulham Market
Diss
Norfolk
IP21 4XG

PROPOSED DEVELOPMENT

Residential development. This may involve the demolition of the existing dwelling on site

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site is to the north of the village, along Colegate End Road. Initial highway evidence has indicated that a suitable access could be achieved, but the the local road network is unsuitable. It is likely that the water supply and sewerage infrastructure network would need to be upgraded, but there are no known constraints from utilities infrastructure, contamination or ground instability. There are areas at risk of surface water flooding, the site is in a sensitive townscape, and would also require ecological surveys. However, the site would not impact on sensitive landscapes or public open space. Although the site has many constraints, it is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	1 to 5 years (by April 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	1 to 5 years (by April 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0166

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0407**

Site Area **0.91 hectares**

LOCATION

Colegate End

PROPOSED DEVELOPMENT

Residential development of 6 to 10 dwellings. Propose that 50% of the site be dedicated to affordable housing and the remainder to market housing.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site is poorly related to the main part of the village, being located with a cluster of listed buildings to the north at Colegate End. Initial highway evidence has indicated that a suitable access could be achieved, but the site is remote and the local road network is unsuitable. It is likely that the water recycling centre would need to be upgraded, but there are no known constraints from utilities infrastructure, contamination or ground instability, and there would be no loss of public open space. The site is at low risk of flooding and it is not in a sensitive landscape. However, there are several listed buildings nearby, and ecological mitigation may be required. Although there are several constraints, the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0407

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0418**

Site Area **4.00 hectares**

LOCATION

Land at Cook's Field

PROPOSED DEVELOPMENT

Residential development of around 30 dwellings, and potential improvements to the facilities for the recreation ground.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This large site lies to the north of the village, along Mill Lane with good access to services. Initial highway evidence has indicated that a suitable access could be achieved, but the local road network is unsuitable. It is likely that the water supply and sewerage infrastructure network, including the water recycling centre, would need to be upgraded but there are no known constraints from utilities infrastructure, contamination or ground instability. An ecological survey may be required, but there would be no impact on sensitive landscapes or townscapes, and no loss of public open space. Although there are constraints, the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Up to 5 years (by April 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0418

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP1024**

Site Area **1.30 hectares**

LOCATION

Ladbrookes
Tattlepot Road
Pulham Market

PROPOSED DEVELOPMENT

Residential development of at least 20 dwellings

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site sits to the south of the village, adjacent to the recent housing allocation and with good access to services. Initial highway evidence has indicated that a suitable access could be achieved and that any impact on local roads could be mitigated. It is likely that the water supply and sewerage infrastructure network, including the water recycling centre, would need to be upgraded but the site is at low risk of flooding and there are no known constraints from utilities infrastructure, contamination or ground instability. There would be no impact on sensitive landscapes, ecological sites, and no loss of public open space, but the site is adjacent to the conservation area. Subject to being able to overcome the identified constraints this site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP1024

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Pulham St. Mary Suitability Assessment

Site reference **GNLP0363**

Site Area **0.27 hectares**

LOCATION

The Maltings
Station Road

PROPOSED DEVELOPMENT

Residential development of 4 dwellings
including re-use of existing stable block

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Amber
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This is a small greenfield site adjacent to the build up area though set back from a cul-de-sac, which would lead to backland development. It is not particularly well related to the services nor with the character of the village. Initial highway evidence has highlighted that there is no possibility of creating suitable access to the site based on current evidence. Also, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. There are no concerns over potential contamination, ground stability, flood risk, loss of open space nor loss of high quality agricultural land. However, other constraints include potential impact on TPOs, conservation area, heritage assets, listed buildings and protected species. Other compatibility issues with neighbouring uses include the proximity to sewage works to the south, where odour may be an issue. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
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The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Up to 5 years (by April 2021)	
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In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0363

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0398**

Site Area **0.77 hectares**

LOCATION

The Street

PROPOSED DEVELOPMENT

Residential development of approx. 25 dwellings

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a large greenfield site adjacent to the settlement , though set back from The Street with a narrow access which may lead to back development. It is not particularly well related to the services nor with the character of the village. Initial highway evidence has highlighted that there are potential access constraints on the site, but these could be overcome through development. Also, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. There are no concerns over potential contamination, ground stability, loss of high quality agricultural land. However, other constraints include risk of surface water flooding, potential impact on conservation area, heritage assets, listed buildings, mature trees on site and protected species. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Up to 5 years (by April 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0398

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0430**

Site Area **0.89 hectares**

LOCATION

Land at Station Rd

PROPOSED DEVELOPMENT

Residential development of around 23 dwellings, with associated access and open space

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Amber
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This is a large greenfield site adjacent to the build up area with some access off Station Road which would lead to back development. It is not particularly well related to the services nor with the character of the village. Initial highway evidence has highlighted concerns that there is no possibility of creating suitable access to the site based on current evidence. Also, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. There are no concerns over potential contamination, ground stability, loss of open space nor loss of high quality agricultural land. However, other constraints include potential impact on conservation area, heritage assets, listed buildings, boundary feature, protected species. Other compatibility issues with neighbouring uses include the proximity to sewage works to the south, which may result in odour. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
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The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Up to 5 years (by April 2021)	
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In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0430

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0575**

Site Area **0.63 hectares**

LOCATION

PROPOSED DEVELOPMENT

Flanders Meadow, Station Road

Residential development of 8 to 10 dwellings

Pulham St. Mary

Norfolk
IP21 4QS

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This is a greenfield site off Station Road some distance beyond the development boundary to the south. It is considered disconnected to the village particularly by the lack of footpaths and unsympathetic to the character of the village. Although the site is at a fork, there is a wide frontage, and it is assumed that a suitable access could be created. Also, the site is considered to be remote from services for housing so development here would be likely to result in an increased use of unsustainable transport modes. There are no concerns over potential contamination, ground stability, loss of open space nor loss of high quality agricultural land. However, other constraints include high proportion at risk of surface water flooding, listed buildings, intrusion into the countryside. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Up to 5 years (by April 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0575

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP1027**

Site Area **1.27 hectares**

LOCATION

Land east of Goldsmith Way
Pulham St Mary

PROPOSED DEVELOPMENT

Residential development for at least 20 dwellings and open space.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Amber
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a large greenfield site off Goldsmith Way, it is adjacent to the settlement boundary to the north . It is well related to services and character of the village. Initial highway evidence has highlighted concerns that there is no possibility of creating suitable access to the site based on current evidence. Also, the local road network is considered to be unsuitable either in terms of road capacity, or lack of footpath provision. There are no concerns over potential contamination, ground stability, flood risk, nor loss of high quality agricultural land. Other constraints include the potential loss of childrens playground unless it was replaced locally, potential impact to conservation area, listed buildings. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:

(timescales have not been specified by the proposer if these fields left blank)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP1027

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP1052**

Site Area **3.76 hectares**

LOCATION

PROPOSED DEVELOPMENT

Land Northwest of Norwich Road and Poppy's Lane

Residential and open space.

Pulham St Mary

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a large greenfield site off the Norwich Road adjacent to the development boundary, where frontage development exists on the opposite side of the road. It is well related to services and character of the village. Initial highway evidence has highlighted that access by all means is possible. There are no concerns over potential contamination, ground stability, flood risk, nor loss of high quality agricultural land, impact on heritage assets. However, other constraints include TPOs on the boundary of the site. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP1052

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP1053**

Site Area **0.76 hectares**

LOCATION

Land West of Mill Lane
Pulham St Mary

PROPOSED DEVELOPMENT

Residential development of an unspecified number.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a long narrow strip of greenfield land off Mill Lane adjacent to the development boundary with frontage development on the opposite side of the road. It is well related to services and character of the village. Initial highway evidence has highlighted concerns that there is no possibility of creating suitable access to the site based on current evidence. Also, the local road network is considered to be unsuitable either in terms of road capacity, or lack of footpath provision. There are no concerns over potential contamination, ground stability, nor loss of high quality agricultural land. However, other constraints include TPOs on the boundary of the site, potential impact to listed buildings, risk of surface water flooding. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:

(timescales have not been specified by the proposer if these fields left blank)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP1053

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Rackheath Suitability Assessment

Site reference **GNLP0095**

Site Area **5.27 hectares**

LOCATION

Land to the East of Salhouse Road
Salhouse Road

PROPOSED DEVELOPMENT

Residential development of up to 8 dwellings off of a private drive.

Rackheath
Norfolk
NR13 6LD

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Amber
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This is a 5 ha site, adjacent to the Salhouse Road, inside the route of the Northern Distributor Road (NDR). The main constraint of the site is its disconnection from the built edge of Thorpe End. The site is approximately 300 metres from the NDR raising considerations of disturbance and the compatibility uses. There are also matters of achieving a suitable access onto the Salhouse Road, possible land remediation works to manage, and utilities connections. The issues identified are important but are not absolute constraints and so the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0095

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0172**

Site Area **11.44 hectares**

LOCATION

Land to the west of Green Lane West, Rackheath

PROPOSED DEVELOPMENT

Residential development for an undetermined number of dwellings.

Rackheath
Norfolk

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Amber
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This is a large site of 11 ha, bisected by the Northern Distributor Road (NDR). The eastern portion of the site would be most likely accessed from Green Lane West, with the western side related to parkland north of Rackheath Hall. Land fronting Green Lane West is likely to have the best development potential. As well as access difficulties and constraints due to the NDR, other issues are landscape impacts on Rackheath Park, surface water flood risk across some parts of the land, possible contamination associated to the former WWII Airfield uses, and utilities capacity. Whilst parts of the site are significantly constrained, the land is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNL0172

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0351**

Site Area **0.64 hectares**

LOCATION

Heathwood Gospel Hall
Green Lane West

PROPOSED DEVELOPMENT

Residential development for an undetermined number of dwellings.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Amber
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This is a 0.6 ha site, currently used as a place of worship, fronting Green Lane West, near to existing development along the road. This is a relatively small site and access into it from Green Lane West is possible, as it is now. Constraints on the site for residential development are relatively few, although to the rear of the site is a series of small industrial units. Some consideration to mitigations to manage the compatibility of neighbouring residential and industrial estate uses might be required. The site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0351

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0478**

Site Area **39.42 hectares**

LOCATION

Land east of Green Lane West

PROPOSED DEVELOPMENT

Residential development of 142 open market and affordable dwellings with 31.78ha of green infrastructure in the form of a Country Park and recreation ground.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Amber
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This is a large site of 39 ha, bisected by the Northern Distributor Road (NDR). Residential development would most likely be accessed off Green Lane West with the remainder of the land forming a new country park. Constraints of the site relate to forming a suitable new junction arrangement, possible contamination associated to the former WWII Airfield uses, utilities capacity, surface water flood risk across some parts, landscape implications for Rackheath Park, and possibly disturbance from the NDR affecting some parts of the site. Whilst some of the site is significantly constrained, there is scope for mitigations and compensatory measures and on that basis the land is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 5 to 10 years (between April 2021 and

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0478

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0493**

Site Area **9.26 hectares**

LOCATION

Land south of Norwich Road
Rackheath
NR13 6PB

PROPOSED DEVELOPMENT

Residential development of 86 open market and affordable dwellings with 5.09ha green infrastructure.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Red
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a large site of 9 ha, on the south side of Norwich Road, in the gap between the Station Road area of Salhouse and the edge of Rackheath. Main constraints are likely to be over site access, accessibility to core services, and utilities capacity. A townscape consideration is the narrowing of the gap between Salhouse and Rackheath. As to utilities, a main gas pipeline passes through the site, so attention is needed to the pipeline and its protection zone. Whilst the constraints identified will limit the developable area, the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0493

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP1029**

Site Area **0.81 hectares**

LOCATION

Land east of Back Lane

Rackheath

District **Broadland**

PROPOSED DEVELOPMENT

Residential development of an unspecified number.

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This is a 0.8 ha site, off Back Lane, on the western side of the Wroxham Road (A1151). The site is most likely to come forward as a small cul-de-sac development, next to an existing grouping of homes, and just south of the Green Man Public House. Main constraints are likely to be over possible road junction improvements with Back Lane and the A1151, the limited range of services in a walkable distance, adverse landscape impact, and utilities capacity. The issues identified are important but are not absolute constraints and so the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:

(timescales have not been specified by the proposer if these fields left blank)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP1029

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP1030**

Site Area **2.81 hectares**

LOCATION

Land south of Dobb's Lane

PROPOSED DEVELOPMENT

Residential development for 84 dwellings.

Rackheath

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Amber
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This is a 2.8 ha site, off Back Lane, on the western side of the Wroxham Road (A1151). The site is most likely to come forward as a small estate development, next to an existing grouping of homes, and adjacent to the Green Man Public House. Main constraints are likely to be over possible road junction improvements with Back Lane and the A1151, the limited range of services in a walkable distance, adverse landscape impact, and utilities capacity. The issues identified are important but are not absolute constraints and so the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:

(timescales have not been specified by the proposer if these fields left blank)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP1030

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP1060**

Site Area **24.73 hectares**

LOCATION

Land to the south of Swash Lane and Muck Lane either side of the A1151 Wroxham Road Rackheath

PROPOSED DEVELOPMENT

Relocation of Wroxham Football Club with residential and commercial development.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Amber
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This is a large site of 24 ha, either side of the Wroxham Road (A1151). The larger south-eastern portion of the site is adjacent to the existing Rackheath Industrial Estate and reasonably well-related to the strategic allocations already made in Rackheath. The smaller north-western part of the site is more disconnected, by virtue of being on the opposite side of the Wroxham Road. The main constraint for the site as a whole is likely to be over vehicular access from the Wroxham Road, onto Green Lane West, Muck Lane and Swash Lane respectively. Other matters are to do with landscape impacts, surface water flood risk in some places, and utilities capacity. Regarding development, much depends on the site's master-planning and the mitigation of constraints. However, since the land is either already allocated or for a non-HELAA use, it is concluded as unsuitable to contribute to the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be UNSUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:

(timescales have not been specified by the proposer if these fields left blank)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP1060

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Reedham Suitability Assessment

Site reference **GNLP1001**

Site Area **1.10 hectares**

LOCATION

Land to East of Station Road

PROPOSED DEVELOPMENT

Residential development for 18 dwellings.

Reedham

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is adjacent to existing allocation RED1, where access (vehicular and pedestrian) will be off Yare View Close and /or Station Road. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development. Also that the local road network is considered to have significant constraints. The Broads Authority is in close proximity and therefore, landscaping screening may be required. However, there are no concerns on flood risk, heritage or ecological impacts. Subject to identifying suitable mitigation for the constraints, the site has concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP1001

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Reepham Suitability Assessment

Site reference **GNLP0096**

Site Area **0.57 hectares**

LOCATION

Land off the Wood Dalling Road, Reepham (adjacent

PROPOSED DEVELOPMENT

Residential development of up to 15 dwellings.

Reepham
Norfolk
NR10 4RZ

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

There are a good range of services within walking distance of this site. The adjacent site is in industrial use, which may require a buffer. The northern part of the site is in agricultural land class 2 and the impact on heritage assets is likely to be minimal. It is likely that the water supply and sewerage network would need to be upgraded. There is a small area at risk of flooding, and a PRoW on the boundary. Initial highway evidence has indicated that a suitable access could be achieved and subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. Although there are constraints to be overcome, the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Immediately

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0096

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0180**

Site Area **1.52 hectares**

LOCATION

Land north of
Whitwell Street

Reepham
Norfolk

District **Broadland**

PROPOSED DEVELOPMENT

Residential development of approx. 35 dwellings with open space and estate road.

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is proposed for housing and potential expansion of the adjacent primary school and is well related to the built up area of Reepham with good accessibility to services. Initial highway evidence has indicated that a suitable access could be achieved but there are concerns about the road/footpath capacity nearby. It is likely that the water supply and sewerage network would need to be upgraded. There are no known constraints from utility infrastructure, contamination or ground instability, and the site at low risk of flooding. The site is not in a sensitive landscape area, and there would be no loss of public open space but there may be a need for mitigation to address heritage impacts. Assuming a reduced area available for housing due to potential expansion of the primary school, it is considered that 1ha is suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0180

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0183**

Site Area **3.66 hectares**

LOCATION

Land East of Whitwell Road

PROPOSED DEVELOPMENT

Residential development of between 65 and 70 dwellings with open space and estate road.

Reepham
Norfolk

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site is located on the edge of the built up area of Reepham with good accessibility to services. Initial highway evidence has indicated that a suitable access could be achieved and any impact on local roads could be mitigated. It is likely that the water supply and sewerage network would need upgrading. There are surface water flood issues and the site has overhead telegraph cables, but these should not preclude development. There are no known constraints from utility infrastructure, contamination or ground instability, and the site at low risk of flooding. The site is not in a sensitive landscape area, and there would be no loss of public open space. Impact on the historic core of the town would be minimal and there is no known need for ecological mitigation. This site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0183

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0221**

Site Area **0.66 hectares**

LOCATION

Land off the Norwich Road, Reepham

PROPOSED DEVELOPMENT

Residential development of 5 or more dwellings.

Reepham
Norfolk
NR10 4NJ

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Amber
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site is located within good walkable access to services. Initial highway evidence has indicated that a suitable access could be achieved but that the local road network is unsuitable. Development may impact on the townscape of the conservation area and some listed buildings, and there is a historic landfill near the site. Some ecological mitigation may be required. There are no known constraints from utilities infrastructure, there would be no loss of public open space and no risk of flooding. There are a number of constraints but the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Immediately

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0221

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0353**

Site Area **11.67 hectares**

LOCATION

Land north and south of the B1145 Dereham Road

PROPOSED DEVELOPMENT

Residential development of 100 to 200 dwellings across 2 parcels of land to include affordable housing, self-build plots, open space and potential for expansion of the doctor's surgery and car park.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site is proposed for housing with open space and potential expansion of the adjacent GP surgery and car park. There are many services within walking distance. Initial highway evidence has indicated that a suitable access could be achieved and any impact on local roads could be mitigated. There are areas at risk of surface water flooding, but with a site of this size, these could be avoided. Sewerage upgrades are likely to be needed, and there may be a need to mitigate impact on the conservation area and protect tree belts. There are no known constraints from utilities infrastructure, contamination or ground instability, and development here would not affect a designated landscape or public open space. There are a number of constraints but the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0353

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0543-A**

Site Area **0.89 hectares**

LOCATION

Land Adjacent Wood Dalling Road
Reepham

PROPOSED DEVELOPMENT

Residential development for between 10 and 35 dwellings. (Site A & B)

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is not contiguous with current housing and is not particularly well related to the existing settlement pattern, however there is a good range of core services within walking distance. Initial highway evidence has indicated that a suitable access could be created and impact on local roads could be mitigated. It is likely that the water supply and sewerage network would need upgrading. Part of the site is at risk of flooding and the northern half encroaches onto grade 2 agricultural land. Boundary hedges may have ecological value. There are no known constraints from utilities infrastructure, contamination or ground instability. The impact on heritage assets is considered to be minimal and there would be no loss of public open space. This site has a number of constraints but on balance and avoiding the area at risk of flooding, approximately 0.7ha of the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0543-A

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GMLP0543-B**

Site Area **0.45 hectares**

LOCATION

Land Adjacent Wood Dalling Road
Reepham

PROPOSED DEVELOPMENT

Residential development for between 10 and 35 dwellings. (Site A & B)

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site is elongated with a narrow street frontage, which would be inconsistent with the existing built form. The site is within walking distance of a good range of services. Initial highway evidence has indicated that a suitable access could be achieved and any impact on local roads could be mitigated. There are no known constraints from utilities infrastructure, contamination or ground instability, and there would be no loss of open space. There is no known flood risk, development would not impact on any designated landscape and there would be limited impact on heritage assets. There may be a need to mitigate ecological impact if the boundary hedges are found to hold bats. There are a number of constraints but the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0543-B

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP1006**

Site Area **0.26 hectares**

LOCATION

The Old Rectory Kitchen Garden
Reepham

PROPOSED DEVELOPMENT

Residential development comprising between 1 and 6 dwellings with gardens and associated infrastructure.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Red
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This site is the garden of the Old Rectory, and does not appear to have direct access from the street. There are some services within walking distance . The Highways Authority consider that there is no possibility of creating a suitable access, and this appears to be an overriding constraint. There may be impact on the townscape of the conservation area, including the setting of listed buildings and mitigation may be required to avoid harm to the SAC/SSSI nearby. The site is within 150m of the water recycling centre, which may require a cordon sanitaire. There are no known constraints from utility infrastructure, contamination or ground instability, and the site at low risk of flooding. The site is not in a sensitive landscape area, and there would be no loss of public open space. On balance, since a lack of access makes the site unachievable, the site is considered unsuitable for inclusion in the land availability assessment

For the purposes of the HELAA capacity assessment this site is considered to be UNSUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP1006

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Suitability Assessment

Site reference **GNLP1007**

Site Area **1.69 hectares**

LOCATION

The Old Rectory Meadow
Reepham

PROPOSED DEVELOPMENT

An extension to the sewage treatment works

District **Broadland**

CONSTRAINTS ANALYSIS

Access
Accessibility to Services
Utilities Capacity
Utilities Infrastructure
Contamination and Ground Stability
Flood Risk
Market Attractiveness

IMPACTS ANALYSIS

Significant Landscapes
Townscapes
Biodiversity and Geodiversity
Historic Environment
Open Space and GI
Transport and Roads
Compatibility with Neighbouring
Uses

SITE SUITABILITY CONCLUSIONS

This site is proposed for extension to sewage treatment works and as such is not a HELAA use, therefore the site has not been assessed for the purposes of the HELAA

For the purposes of the HELAA capacity assessment this site is considered to be UNSUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP1007

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Rockland St Mary Suitability Assessment

Site reference **GNLP0165**

Site Area **0.70 hectares**

LOCATION

Land in Bramerton Lane/Rookery Hill

PROPOSED DEVELOPMENT

Residential development

Rockland St Mary
Norfolk
NR14 7EZ

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is greenfield land off Bramerton Lane at the western edge of Rockland St Mary. It is well related to services, though development here would extend the linear pattern further into the countryside. Initial highway evidence has highlighted concerns that there is no possibility of creating suitable access to the site based on current evidence. Also, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. There are no concerns over ground stability, potential contamination, loss of open space. However, a significant constraint is the potential impact on the view points as these may be severely affected by development on this prominent view point and entrance to the village. In Landscape terms, the topography gives the entrance to the village a very rural landscape arrival point, development here may alter the landscape character. Other constraints include within 3000 m buffer distance to Special Area of Conservation, Special Protection Areas, SSSI, Ramsar Site, National Nature Reserve (Mid Yare), Broads Authority to the north east of the site, potential impacts from increased recreation on nearby Natura 2000 site requiring further assessment. There are a number of constraints affecting this site but these may be possible to mitigate. The site is concluded as suitable for the land availability.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Immediately

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0165

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0531**

Site Area **15.52 hectares**

LOCATION

Land West of Lower Road
Rockland St Mary
NR14 7HS

PROPOSED DEVELOPMENT

Residential development of approx. 200 dwellings

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This is a large greenfield site on the eastern edge of the village which abuts the Broads and it is set off from The Street. It is in close proximity to the existing allocation on the opposite side of the Street. Initial highway evidence has highlighted concerns that there is no possibility of creating suitable access to the site based on current evidence. The local road network is considered to be unsuitable either in terms of road capacity, or lack of footpath provision. There are no concerns over ground stability, contamination, or loss of open space. However, other constraints include potential loss of high quality agricultural land, impact on the Old Hall and ancillary listed buildings, proximity to the Broads, ecology, and the scale of development being incompatible with neighbouring uses. There are a number of constraints affecting this site but these may be possible to mitigate. The site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0531

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Roydon Suitability Assessment

Site reference **GNLP0291**

Site Area **0.93 hectares**

LOCATION

Land South of Shelfanger Road

PROPOSED DEVELOPMENT

Residential development of up to 33 dwellings

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This greenfield site is located close to Diss Cemetery (which is a County Wildlife Site and non-designated heritage asset); mitigation measures may be needed. As a location within the Waveney Valley landscape area, development would be need to be designed sensitively. There may be a need to protect some of the boundary trees and hedges, which are likely to be of some ecological value. So long as the site was to be developed alongside site 0119 (immediately to the north), and an appropriate footway could be provided, there would not be any localised highways concerns. Especially if developed alongside other nearby sites, however (such as 0250 and 0349 to the east), additional traffic pressure could be put on Shelfanger Road and the surrounding area; some wider traffic mitigation measures may be necessary. No designated heritage assets would be affected by the development of the site. Enhancements to the sewerage and water supply network would be needed. The site is relatively close to the town centre, and has good access to shops, public transport, employment opportunities and schools. Subject to being developed alongside adjacent site 0119, the site is concluded as being suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0291

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0526**

Site Area **3.66 hectares**

LOCATION

Land off High Road
Roydon
IP22 5RB

PROPOSED DEVELOPMENT

Residential development of approx. 89 dwellings

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Amber
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a greenfield site south of existing residential development along High Road, which is a former sand quarry. This may need some further investigation in terms of ground stability. Two potential highways access points between existing dwellings to get to High Road are shown, but both are narrow and it is questionable if they would be of sufficient width to support both a road and a footway and the necessary visibility splay (some third-party land may be required which has not yet been secured). Although it would have an impact on the A1066 through Diss, the potential impacts on local roads may be possible to mitigate. Enhancements to the sewerage and water supply network would be needed, perhaps including the closest Water Recycling Centre. Whilst the site would not affect any heritage assets, there could be townscape and design concerns: the relationship to the existing linear frontage development could be uncomfortable (accessed through the narrow links) and would need very careful design consideration to be acceptable. The site is within 200 metres of Roydon Fen Local Nature Reserve and so there is some risk of adverse impact on ecological networks in the area. In addition, boundary features and woodland to south would need protection and enhancement; protected species surveys may be necessary; and a Right of Way/Norfolk Trail immediately adjacent to site would need protection and enhancement. There are at least four core services, including a primary school, within an accessible distance – mainly in Roydon. Subject to further evidence on highways impacts and access, the site is concluded as being suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0526

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Roydon Suitability Assessment

Site reference **GNLP1038**

Site Area **1.06 hectares**

LOCATION

Land North of Brewer Green Lane

Roydon

PROPOSED DEVELOPMENT

Residential development -- approximately 8 to 12 properties

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Amber
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This greenfield site adjoins existing residential development to the north, and Diss Football Club’s floodlit ground to the east. There is potential for noise and light nuisance from the ground, but this is probably capable of being mitigated. Some overhead cables cross the middle of the site, which are a constraint. There are two listed buildings close to the west of the site, which would need consideration. Development of the site would also “close the gap” between the built-up parts of Diss and Roydon, which would have negative townscape impacts. In terms of access, an appropriate visibility splay appears achievable although both potential access roads are narrow and could be a constraint and mitigation would be required. Some surface water flooding on parts of Brewers Green and Factory Lane may affect access decisions. Enhancements to the sewerage and water supply network would be needed, but given the proximity to existing connected areas, this should not be a problem. Some mitigation may be required due to the proximity of Brewers Green County Wildlife Site 25m to the west. The site is relatively close to the town centre, and has good access to shops, public transport, employment opportunities and schools. There are constraints that will require mitigation however, based on current evidence, the site is concluded as being suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP1038

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Salhouse Suitability Assessment

Site reference **GNLP0157**

Site Area **22.51 hectares**

LOCATION

Land to the North of Salhouse Road

Salhouse
Norwich
Norfolk

PROPOSED DEVELOPMENT

Tourism use.

District **Broadland**

CONSTRAINTS ANALYSIS

Access
Accessibility to Services
Utilities Capacity
Utilities Infrastructure
Contamination and Ground Stability
Flood Risk
Market Attractiveness

IMPACTS ANALYSIS

Significant Landscapes
Townscapes
Biodiversity and Geodiversity
Historic Environment
Open Space and GI
Transport and Roads
Compatibility with Neighbouring
Uses

SITE SUITABILITY CONCLUSIONS

This site is proposed for tourism and as such is not a HELAA use, therefore the site has not been assessed for the purposes of the HELAA

For the purposes of the HELAA capacity assessment this site is considered to be **UNSUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0157

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Suitability Assessment

Site reference **GNLP0160**

Site Area **15.59 hectares**

LOCATION

Land to the south of Stonehouse Road,

Salhouse
Norwich
Norfolk

PROPOSED DEVELOPMENT

Residential development for an undetermined number of dwellings.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a large site of 15 ha that would likely have its primary access from Bell Lane (B1140). The site is distant from the Village centre and there are few core services within an accessible distance. Other constraints are impact on the Broads Authority landscape, effect on the setting of the Grade I listed Church of All Saints, proximity to designated ecological sites, and the limited utilities capacity. The issues identified are important but are not absolute constraints and so the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0160

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0161**

Site Area **9.92 hectares**

LOCATION

Land to the west of Bell Lane and to the north of Hal Salhouse

Norwich
Norfolk

PROPOSED DEVELOPMENT

Residential development for an undetermined number of dwellings.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a large site of 9 ha that would likely have its primary access from Bell Lane (B1140). The site is at the edge of the Village centre and there are a few core services within an accessible distance. Other constraints are impact on the Broads Authority landscape, effect on the setting of the Grade I listed Church of All Saints, proximity to designated ecological sites, and the limited utilities capacity. The issues identified are important but are not absolute constraints and so the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0161

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0163**

Site Area **9.99 hectares**

LOCATION

Land to the north of Norwich Road
Salhouse

Norwich
Norfolk

District **Broadland**

PROPOSED DEVELOPMENT

Residential development for an undetermined number of dwellings & care home

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a large site of 10 ha, on the north side of Norwich Road, in the gap between the two parts of Salhouse. Main constraints are likely to be over site access, accessibility to core services, and utilities capacity. A townscape consideration is the narrowing of the gap between the main part of Salhouse and the Station Road area. The site is some 2 km from the Broads SAC and there are no listed buildings immediately nearby. The site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0163

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0164**

Site Area **5.74 hectares**

LOCATION

Land to the north of Norwich Road
Salhouse

Norwich
Norfolk

District **Broadland**

PROPOSED DEVELOPMENT

Residential development for an undetermined number of dwellings.

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a 5 ha site, on the north side of Norwich Road, in the gap between the two parts of Salhouse. Main constraints are likely to be over site access, accessibility to core services, and utilities capacity. A townscape consideration is the narrowing of the gap between the main part of Salhouse and the Station Road area. The site is some 2 km from the Broads SAC and there are no listed buildings immediately nearby. The site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021)

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0164

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0175**

Site Area **3.91 hectares**

LOCATION

Site off Bell Lane

Salhouse
Norwich
Norfolk

PROPOSED DEVELOPMENT

Residential development for an undetermined number of dwellings with associated open space and some office and light industrial employment uses

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a 3 ha site that would likely have its primary access from Bell Lane (B1140). The site is at the edge of the Village centre and there are a few core services within an accessible distance, including the primary school which is approximately 250 metres away. Other constraints are impact on the Broads Authority landscape, effect on the setting of the Grade I listed Church of All Saints, proximity to designated ecological sites, and the limited utilities capacity. The issues identified are important but are not absolute constraints and so the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0175

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0188**

Site Area **0.52 hectares**

LOCATION

Site adjoining Norwich Road

Woodbastwick
Norwich
Norfolk

PROPOSED DEVELOPMENT

Residential development for an undetermined number of dwellings.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a 0.5 ha site, at the junction of Norwich Road (B1140), Mill Road, and Honeycomb Road, just south of the existing built edge of the Village. The site is most likely to come forward as single-plot depth development, although it should be noted that the south side of Norwich Road is largely undeveloped at present. Main constraints are likely to be over possible road junction improvements. Whilst not close to many core services, the primary school is approximately 300 metres away. The site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0188

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0189**

Site Area **4.56 hectares**

LOCATION

Site off Lower Street

Salhouse
Norwich
Norfolk

PROPOSED DEVELOPMENT

Residential development for an undetermined number of dwellings with associated open space.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a 4.5 ha site that could have access points from Lower Street, The Loke and Upper Street. The site is well-located relative to the existing Village centre, where there are a few core services within an accessible distance, including the primary school which is approximately 700 metres away. Other constraints are impact on the Broads Authority landscape, proximity to the Broads SAC, effect on the Conservation Area and nearby Grade II buildings, as well as the constraints of the road network. The issues identified are important but are not absolute constraints and so the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0189

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0226**

Site Area **30.55 hectares**

LOCATION

Land to the west of Wroxham Road (A1151)
Manor Farm

Rackheath
Norfolk

PROPOSED DEVELOPMENT

Residential development of approx. 1,000 dwellings with associated open space and community and physical infrastructure.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a large site of 30 ha that on its eastern boundary runs next to the Wroxham Road (A1151). It is currently isolated, and has no core services within an accessible distance, but is most appropriately considered as a continuation of the North Rackheath strategic allocation. In addition to access improvements, other constraints are to do with creating a disconnected form of development, utilities capacity, and (albeit 3 km away) impact on the Broads. The site is concluded as suitable for the land availability assessment, with the caveat that it must be seen in the context of nearby large-scale commitments that are yet to be built.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 10 - 15 years (between April 2026 and (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 10 - 15 years (between April 2026 and

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0226

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0487**

Site Area **11.38 hectares**

LOCATION

Land north of Norwich Road

PROPOSED DEVELOPMENT

Residential development of 86 open market and affordable dwellings with 6.37ha green infrastructure

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Amber
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a large site of 11 ha, on the north side of Norwich Road, in the gap between the Station Road area of Salhouse and the edge of Rackheath. Main constraints are likely to be over site access, accessibility to core services, and utilities capacity. A townscape consideration is the narrowing of the gap between Salhouse and Rackheath. As to utilities, a main gas pipeline passes through the site, so attention is needed to the pipeline and its protection zone. Whilst the constraints identified will limit the developable area, the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0487

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Saxlingham Nethergate Suitability Assessment

Site reference **GNLP0198**

Site Area **0.29 hectares**

LOCATION

6 Kensington Close
Saxlingham Nethergate

PROPOSED DEVELOPMENT

Residential development

Norwich
Norfolk
NR15 1TR

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Red
Accessibility to Services	Amber
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is situated behind existing dwellings off Kensington Close. There is no identified means of access and no information as to how this this may be overcome. The site is concluded as unsuitable for the land availability assessment

For the purposes of the HELAA capacity assessment this site is considered to be UNSUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Immediately

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0198

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Score Suitability Assessment

Site reference **GNLP0338**

Site Area **1.45 hectares**

LOCATION

Land at Rose Farm
off Bungay Road

PROPOSED DEVELOPMENT

Residential development of approx. 35-45 dwellings, with appropriate landscaping and open space

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This is a large partly brownfield site off Bungay Road adjacent to the built up area and within the Waveney River Valley. It is well related to services and character of the village. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained. Also, the local road network is considered to be unsuitable either in terms of road capacity, or lack of footpath provision. Other constraints include sections at high risk of surface water flooding, proximity to filled ground and industrial estate, within buffer to potential impacts to SSSI and listed buildings. The sewage works is nearby, therefore potential odour issues. No concerns over loss of high quality agricultural land or open space. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Score

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0338

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0339**

Site Area **0.34 hectares**

LOCATION

Land at Street Farm
off Low Road

PROPOSED DEVELOPMENT

Residential development of approx. 10-15 dwellings, with landscaping and open space

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a greenfield site off Low Road which is a narrow road in close proximity to the A140. It is situated between two properties, therefore well related to the form and character of the village . Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained. Also, the local road network is considered to be unsuitable either in terms of road capacity, or lack of footpath provision. There are no concerns over contamination, ground stability, loss of high quality agricultural land, loss of open space or ecological impacts. The site is within Waveney River Valley and conservation area and other constraints include proximity to scheduled ancient monument, listed buildings, and potential noise from the A140. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
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The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Up to 5 years (by April 2021)	
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In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0339

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0511**

Site Area **1.02 hectares**

LOCATION

Land to the south of Norwich Road
Scole

PROPOSED DEVELOPMENT

Residential development of up to 35 dwellings

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a large greenfield site currently allocated in the adopted local plan for housing. It is well related to services and character of the village. The proposal is to increase the density from 15 to 35 dwellings. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development. There are no concerns over contamination, ground stability, loss of open space, or landscape character issues other than scale of development proposed. There are number of constraints but these may be possible to mitigate. However, the site is subject to an existing allocation for a similar form of development, consequently it will not contribute any additional development capacity for the purposes of the HELAA analysis.

For the purposes of the HELAA capacity assessment this site is considered to be UNSUITABLE

Score

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
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The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Up to 5 years (by April 2021)	
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In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0511

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Suitability Assessment

Site reference **GNLP0527**

Site Area **1.75 hectares**

LOCATION

Land to south of Bungay Road
 Scale
 IP21 4DT

PROPOSED DEVELOPMENT

Residential development of approx. 53 dwellings

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Amber
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This is a large greenfield site south of Bungay Road in close proximity to the A143. It is adjacent to the built up area therefore, well related to services and character of the area. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained. However subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. Other constraints include proximity to sewerage works, where odour may be an issue. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0527

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Seething Suitability Assessment

Site reference **GNLP0405**

Site Area **1.26 hectares**

LOCATION

Land at Brooke Road

PROPOSED DEVELOPMENT

Residential development of approx. 26 dwellings, as well as additional car parking for the adjoining primary school.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The land submitted comprises three separate sites surrounding Church Farmhouse, two proposed for housing and one for car parking for school use. The sites are accessible to the adjoining primary school and bus routes but access to other core services is limited. There are no known constraints in relation to utilities infrastructure or contamination/ground stability but there is some risk of surface water flooding in Brooke Road. Off-site mains reinforcement would be required to serve growth in this location and the lack of mains sewerage is a significant constraint. There are no locally protected landscapes in the immediate vicinity of the site and development would not result in the loss of any locally protected open space or high quality agricultural land. The site is within a SSSI protection zone and there may be potential impacts on protected species on the north site and the biodiversity interest of boundary hedges requiring mitigation. There may be impacts on the setting of adjoining heritage assets and on townscape character. Initial highway evidence has indicated that potential access constraints could be overcome through development and that any impact on the functioning of local roads could be mitigated. Subject to addressing identified water infrastructure, heritage and biodiversity issues, the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0405

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0406**

Site Area **0.46 hectares**

LOCATION

Kent Land to the West of Seething Street
School Road

PROPOSED DEVELOPMENT

Residential development of approx. 29 new dwellings (across all three sites comprising GNLP0406, GNLP0587 and GNLP0588).

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This greenfield site is in the south of Seething parish within a cluster of existing development, one of three submitted sites in the same landholding. The site is accessible to a limited range of core services in Seething but is on a bus route and accessible to a primary school. There are no known constraints in relation to utilities infrastructure or contamination/ground stability but there is some risk of surface water flooding in seething Road. Enhancement to waste water treatment capacity would be required to serve growth in this location and the lack of mains sewerage is a significant constraint. There are no locally protected landscapes in the immediate vicinity of the site and development would not result in the loss of any locally protected open space or high quality agricultural land. The site is within a SSSI protection zone and there may be potential impacts on protected species, woodland and other biodiversity interest requiring mitigation. There may be impacts on the setting of adjoining heritage assets and on townscape character. Initial highway evidence has indicated that potential access constraints could be overcome through development but that the local road network is unsuitable. Subject to addressing identified water infrastructure, heritage and biodiversity issues, the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0406

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0587**

Site Area **0.36 hectares**

LOCATION

Land to the west of Seething Street
Seething

PROPOSED DEVELOPMENT

Residential development for approx. 9 dwellings.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This greenfield site is in the south of Seething parish within a cluster of existing development opposite an existing housing allocation SEE 1. It is one of three submitted sites in the same landholding. The site is accessible to a limited range of core services in Seething but is on a bus route and accessible to a primary school. There are no known constraints in relation to utilities infrastructure, contamination/ground stability or flood risk. Off-site mains reinforcement, enhancement to waste water treatment capacity and sewerage upgrades would be required to serve growth in this location and the lack of mains sewerage is a significant constraint. There are no locally protected landscapes in the immediate vicinity of the site and development would not result in the loss of any locally protected open space or high quality agricultural land. The site is within a SSSI protection zone and there may be potential impacts on the biodiversity interest of the pond on site with the potential for impacts on protected species requiring mitigation. There may be impacts on the setting of adjoining heritage assets and on townscape character. Initial highway evidence has indicated that potential access constraints could be overcome through development but that the local road network is unsuitable. Subject to addressing identified water infrastructure, heritage and biodiversity issues, the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:

(timescales have not been specified by the proposer if these fields left blank)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0587

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Seething Suitability Assessment

Site reference **GNLPO588**

Site Area **0.31 hectares**

LOCATION

Land to the west of Seething Street
Seething

PROPOSED DEVELOPMENT

Residential development for approx. 8 dwellings.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This greenfield site is in the south of Seething parish within a cluster of existing development close to existing housing allocation SEE 1. It is one of three submitted sites in the same landholding. The site is accessible to a limited range of core services in Seething but is on a bus route and accessible to a primary school. There are no known constraints in relation to utilities infrastructure, contamination/ground stability or flood risk. Off-site mains reinforcement, enhancement to waste water treatment capacity and sewerage upgrades would be required to serve growth in this location and the lack of mains sewerage is a significant constraint. There are no locally protected landscapes in the immediate vicinity of the site and development would not result in the loss of any locally protected open space or high quality agricultural land. The site is within a SSSI protection zone. The site is within a SSSI protection zone and there may be potential impacts on the biodiversity interest of the pond on site with the potential for impacts on protected species requiring mitigation. There may be impacts on the setting of adjoining heritage assets and townscape character. Initial highway evidence has indicated that potential access constraints could be overcome through development but that the local road network is unsuitable. Subject to addressing identified water infrastructure, heritage and biodiversity issues, the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:

(timescales have not been specified by the proposer if these fields left blank)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0588

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Seething Suitability Assessment

Site reference **GNLP1035**

Site Area **0.87 hectares**

LOCATION

Land South of Wheelers lane

Seething

PROPOSED DEVELOPMENT

Residential development of an unspecified number.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This greenfield site adjoins a playing field west of the village core. The site is accessible to a limited range of core services in Seething but is close to a bus route and accessible to a primary school. There are no known constraints in relation to utilities infrastructure, contamination/ground stability or flood risk. Anglian Water have not provided comments in relation to this site but on the basis of advice re other sites in Seething the lack of mains sewerage is likely to be a significant constraint. There are no nationally locally protected landscapes, natural areas, sites or species in the immediate vicinity of the site and development would not result in the loss of any locally protected open space or high quality agricultural land. There may be impacts on the setting of adjoining heritage assets and on townscape character. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained, the local road network is unsuitable and the remoteness of the site would lead to increased car dependency. Subject to addressing identified water infrastructure and access issues the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:

(timescales have not been specified by the proposer if these fields left blank)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP1035

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Shelfanger Suitability Assessment

Site reference **GNLP0364**

Site Area **0.57 hectares**

LOCATION

Land to the south of Heywood Road
Shelfanger

PROPOSED DEVELOPMENT

Residential development of approx. 12 dwellings.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a linear road frontage site opposite existing housing. The site has only limited access to employment opportunities but no other core services or identified bus routes. There are no known constraints in relation to utilities infrastructure or contamination/ground stability but there is some risk of surface water flooding in Heywood Road. Off-site mains reinforcement, enhancement to waste water capacity and sewerage upgrades would be required to serve growth in this location. There are no locally protected landscapes in the immediate vicinity of the site and development would not result in the loss of any locally protected open space or high quality agricultural land. The site is within a SSSI protection zone but development at the scale proposed is unlikely to require mitigation. There are unlikely to be significant heritage or townscape impacts. Initial highway evidence has indicated that potential access constraints could be overcome through development but that the local road network is unsuitable. A number of constraints are identified but subject to being able to overcome these the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Up to 5 years (by April 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0364

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0399**

Site Area **0.73 hectares**

LOCATION

Winfarthing Road and Rectory Road

PROPOSED DEVELOPMENT

Residential development of approx. 24 dwellings, 12 on each of the two sites proposed

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site comprises two separate parcels of land close to the centre of Shelfanger. The sites have only limited access to employment opportunities but no other core services or identified bus routes. There are no known constraints in relation to utilities infrastructure or contamination/ground stability affecting either site. There is no appreciable flood risk affecting the Winfarthing Road site but the Rectory Road site is at medium to high risk of flooding. Off-site mains reinforcement, enhancement to waste water treatment capacity and sewerage upgrades would be required to serve growth in this location and the lack of mains sewerage is a significant constraint. There are no locally protected landscapes in the immediate vicinity of the site and development would not result in the loss of any locally protected open space or high quality agricultural land. The site is within a SSSI protection zone and development may therefore need mitigation, additionally there may be particular biodiversity impacts affecting both sites. Development could significantly impact the setting of heritage assets and townscape especially if both sites were developed. Initial highway evidence has indicated that potential access constraints could be overcome through development but that the local road network is unsuitable. The site is considered suitable for the land availability assessment although it is recognised that the Rectory Road site is more heavily constrained.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0399

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Shotesham Suitability Assessment

Site reference **GNLPO534**

Site Area **0.67 hectares**

LOCATION

Land North of the Street
Shotesham

PROPOSED DEVELOPMENT

Residential development with landscaping

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Red
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a greenfield site at the south-eastern end of the village. Shotesham has no accessibility to core services other than a village pub, requiring travel to neighbouring settlements. There are no known constraints in relation to utilities infrastructure or contamination/ground stability and there is only minimal risk of flooding. Enhancements to waste water treatment capacity would be required to support growth in this location and the lack of mains sewerage is a significant constraint. The site falls wholly within the locally designated Tas Valley landscape protection zone and there may be impacts on nearby SSSIs, an area of ancient woodland and a county wildlife site requiring mitigation. Development would not result in the loss of any locally protected open space or high quality agricultural land. There are potential impacts on heritage assets and on the townscape character of the village. Initial highway evidence has indicated that potential access constraints could be overcome through development but that the site's remoteness would lead to increased car dependency. Inaccessibility to services is a significant constraint which will render the site unsuitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be UNSUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0534

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Suitability Assessment

Site reference **GNL0590**

Site Area **2.98 hectares**

LOCATION

Land North of the Street
Shotesham
NR14 8NH

PROPOSED DEVELOPMENT

Residential development for approx. 5 dwellings.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Red
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Amber
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a greenfield site toward the western end of the village. Shotesham has no accessibility to core services other than a village pub, requiring travel to neighbouring settlements. There are no known constraints in relation to utilities infrastructure or contamination/ground stability and there is only minimal risk of flooding. Enhancements to waste water treatment capacity would be required to support growth in this location and the lack of mains sewerage is a significant constraint, but the small scale of the proposal may not present a major capacity issue. The site falls wholly within the locally designated Tas Valley landscape protection zone and there may be impacts on nearby SSSIs, an area of ancient woodland and a county wildlife site requiring mitigation. Development would not result in the loss of any locally protected open space or high quality agricultural land. There are potential impacts on heritage assets, protected trees and on the townscape character of the village. Initial highway evidence has indicated that potential access constraints could be overcome through development but that the remoteness of the site would lead to increased car dependency. Inaccessibility to services is a significant constraint which will render the site unsuitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be UNSUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0590

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

South walsham Suitability Assessment

Site reference **GNLP0382**

Site Area **1.21 hectares**

LOCATION

Land north of Chamery Lane
Chamery Lane

PROPOSED DEVELOPMENT

Residential development of approx. 30 dwellings with associated landscaping and open space

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a greenfield site with a frontage to the B1140 immediately south of existing housing allocation SWA1, separated from Burlingham Road to the west by existing residential frontage development and with a frontage to the B1140 on Chamery Hall Lane. There is a very limited range of core services and facilities in South Walsham but there is a primary school within walking distance. There are no known constraints from utilities infrastructure, contamination/ground stability or flood risk. There are no nationally protected landscapes, natural areas, sites or species in the immediate vicinity but the site is within a 3km protection zone around the Broads SAC/SPA and a number of SSSIs. Development would not result in the loss of any public open space but would lead to the loss of high quality agricultural land (Grade 1). There would be no significant impacts on townscape but some potential impacts on the setting of nearby heritage assets. Initial highway evidence has highlighted concerns that there is no possibility of creating a satisfactory access to the site, that the local road network is unsuitable and that the site's remoteness would lead to increased car dependency. Notwithstanding this, there may be potential to access some of the site via the adjoining allocation. There are a number of constraints that have been identified, but based on the current evidence, the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0382

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Sprowston Suitability Assessment

Site reference **GNLP0042**

Site Area **4.82 hectares**

LOCATION

Land at Rear of Hill Farm House
Wroxham Road
Sprowston
Norwich
Norfolk

PROPOSED DEVELOPMENT

Residential development for an undetermined number of dwellings.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

The site is greenfield land off the Wroxham Road beyond the settlement therefore, considered slightly disconnected from services and character of the area but within an area of significant growth expected. Initial highway evidence has highlighted concerns that there are potential access constraints on the site, but these could be overcome through development the site is considered to be remote from services for housing development so development here would be likely to result in an increased use of unsustainable transport modes. There are no concerns over potential contamination, ground stability or loss of high quality agricultural land. However, it is adjacent to Ancient Woodland (Sprowston Wood) and opposite of Historic Parkland (Rackheath Park) therefore, significant constraints for ecology and landscape character. Other constraints include sewerage infrastructure upgrades required to serve proposed growth. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Immediately

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0042

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0132**

Site Area **66.78 hectares**

LOCATION

'White Land' - White House Farm
Off Blue Boar Lane
Sprowston
Norwich
Norfolk
NR7

PROPOSED DEVELOPMENT

Residential development of approx. 1,226 dwellings including public open space, sports pitches, landscaping etc.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Amber
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Amber
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a large greenfield site off Salhouse Road adjacent a major allocation for mixed uses within an area where significant growth is expected. In addition, it is next to Historic Parkland and part of the site is within Ancient Woodland (Bulmer Coppice) an important green infrastructure feature that should be protected. The site is set to benefit from the link road already under construction, and BRT route and so access is deemed possible. The access is likely to be dependant on allocations nearby and BRT route proposed and impacts on the local highway network could be mitigated. There are no concerns over contamination, or loss of high quality agricultural land. Other constraints include small sections within low risk of surface water flooding, Great Crested Newts have be found in the vicinity, further investigations will be necessary. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 10 - 15 years (between April 2026 and (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 10 - 15 years (between April 2026 and

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0132

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0383**

Site Area **5.19 hectares**

LOCATION

Sprowston Park and Ride
Wroxham Road

PROPOSED DEVELOPMENT

High School or, if not required for this purpose, residential development of approx. 150 dwellings.

District **Broadland**

CONSTRAINTS ANALYSIS

Access
Accessibility to Services
Utilities Capacity
Utilities Infrastructure
Contamination and Ground Stability
Flood Risk
Market Attractiveness

IMPACTS ANALYSIS

Significant Landscapes
Townscapes
Biodiversity and Geodiversity
Historic Environment
Open Space and GI
Transport and Roads
Compatibility with Neighbouring Uses

SITE SUITABILITY CONCLUSIONS

The site is currently the Park and Ride off the Wroxham Road within a major allocation where significant growth is expected, the proposal is for high school as identified in the current allocation in the GT AAP. Alternatively, it is being considered for large scale residential. Although an alternative use for housing has been suggested, the site is subject to an existing allocation for a school, and at this stage it is considered to be needed for that use. Consequently it will not contribute any additional development capacity for the purposes of the HELAA analysis.

For the purposes of the HELAA capacity assessment this site is considered to be UNSUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 5 to 10 years (between April 2021 and (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 5 to 10 years (between April 2021 and

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0383

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Stockton Suitability Assessment

Site reference **GNLP0091**

Site Area **0.51 hectares**

LOCATION

Church Farm
Church Road
Stockton
Beccles
Norfolk
NR34 0HJ

PROPOSED DEVELOPMENT

Residential Development of approx. 6 dwellings over the 2 sites promoted.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

The site comprises two plots of land either side of Church Road in Stockton village, one greenfield. The site has access to bus services and employment opportunities but accessibility to other core services is limited. There are no known constraints in relation to utilities infrastructure or contamination/ground stability but there is some risk of surface water flooding on the western site. Off-site mains reinforcement and upgrades to waste water treatment capacity and sewerage would be required to serve growth in this location: the lack of mains sewerage is a significant constraint. Development would not result in the loss of any locally protected open space or high quality agricultural land. The site is within a SSSI protection zone and close to the nationally protected landscape of the Broads. There may be potential impacts on the biodiversity interest of both sites requiring mitigation and on the setting of adjoining heritage assets. Initial highway evidence has indicated that potential access constraints could be overcome through development but that the site's remoteness could lead to increased car dependency. A number of constraints are identified but subject to being able to overcome these the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Immediately

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0091

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Stoke Holy Cross Suitability Assessment

Site reference **GNLP0197**

Site Area **3.70 hectares**

LOCATION

Land North of Long Lane

PROPOSED DEVELOPMENT

Residential development

Stoke Holy Cross
Norwich
Norfolk

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site lies to the north-east of the village, north of the recent permission under construction and would take access from this. It has access to some services, and initial highway evidence has indicated that a suitable access could be achieved, but the local road network is unsuitable. It is likely that the water supply and sewerage infrastructure network would need to be upgraded, but there are no known constraints from utilities infrastructure, contamination or ground instability, and the site is at low risk of flooding. There would be no impact on sensitive townscapes, heritage assets or public open space, but the site is in the river valley and contains hedges, so landscape and ecological mitigation would be needed. Although there are constraints, the site is considered suitable for the land availability assessment. Approximately 15 percent of the site is subject to an existing planning permission or allocation for a similar form of development, consequently the site capacity for the purposes of the HELAA analysis will need to be reduced accordingly.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0197

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0202**

Site Area **1.28 hectares**

LOCATION

Land to the north and adjoining Long Lane
 Long Lane
 Stoke Holy Cross
 Norwich
 Norfolk

PROPOSED DEVELOPMENT

Residential development

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site lies to the north-east of the village, east of the recent permission under construction on Long Lane. Initial highway evidence has indicated that a suitable access could be achieved, but the local road network is unsuitable. It is likely that the water supply and sewerage infrastructure network would need to be upgraded, but there are no known constraints from utilities infrastructure, contamination or ground instability, and the site is at low risk of flooding. There would be no impact on sensitive townscapes, heritage or ecological assets or public open space, but the site is adjacent to the river valley, so landscape mitigation may be needed. Although there are constraints, the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0202

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0494**

Site Area **3.38 hectares**

LOCATION

Land south of Poringland Road
Stoke Holy Cross
NR14 8NL

PROPOSED DEVELOPMENT

Residential development and 1.02 ha of green infrastructure comprising public open space, tree planting and new habitats

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Amber
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site lies off Poringland Road to the west of Poringland village. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained, but that any impact on the road network could be mitigated. There is a school within walking distance. It is likely that the sewerage infrastructure network, including the water recycling centre, would need to be upgraded, and there are small areas at risk of flooding. There are no known constraints from utilities infrastructure, contamination or ground instability and there would be no loss of open space. There would be no impact on sensitive landscapes, townscapes or heritage assets, but adjacent woodland would need protection and a public footpath crosses the site. Although there are constraints, the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0494

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0524**

Site Area **6.56 hectares**

LOCATION

Land South of Long Lane
Stoke Holy Cross
NR14 8ND

PROPOSED DEVELOPMENT

Residential development and new Long Lane Park containing 4.32 ha of green infrastructure and new play equipment

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site sits east of the village, adjacent to a recently built estate on Long Lane. Initial highway evidence has indicated that a suitable access could be achieved, but the local road network is unsuitable. The site has access to some services, but it is likely that the sewerage infrastructure network, including the water recycling centre, would need to be upgraded. There are no known constraints from utilities infrastructure, contamination or ground instability, but there is some risk of surface water flooding. There would be no impact on sensitive townscapes, heritage or open space, but there could be requirements for landscape and ecological mitigation. Although there are constraints, the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0524

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP1047**

Site Area **2.81 hectares**

LOCATION

Pine Lodge School of Classical Equitation
 Pine Loke
 Stoke Holy Cross

PROPOSED DEVELOPMENT

Mixed development of an Unspecified Amount

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This site lies to the west of Poringland, close to the radio station and masts, and with good access to services. Initial highway evidence has indicated that a suitable access could be achieved, and that impact on the local road network could be mitigated. It is likely that sewerage infrastructure would need to be upgraded, but there are no known constraints from utilities infrastructure, contamination, ground instability or flooding, and no loss of public open space. There would be no impact on sensitive landscapes, townscapes, heritage or ecological assets. There are some constraints, but this site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP1047

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Strumpshaw Suitability Assessment

Site reference **GNLP0090**

Site Area **0.85 hectares**

LOCATION

23 Norwich Road
Strumpshaw

Norwich
Norfolk
NR13 4AF

District **Broadland**

PROPOSED DEVELOPMENT

Residential development for an undetermined number of dwellings.

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Red
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Amber
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a greenfield site south of Norwich Road adjoining existing housing. There is a limited range of core services and facilities in Strumpshaw but the site is on a bus route. There are no known constraints from utilities infrastructure or flood risk although former use as a brickworks may indicate some contamination risk . Sewerage infrastructure upgrades would be required to serve growth in this location. There are no nationally protected landscapes, natural areas, sites or species in the immediate vicinity but the biodiversity interest of the woodland bordering the site may require protection. The neighbourhood plan safeguards the site as a local green space. Development would also lead to the loss of high quality agricultural land (Grade 2). There would be limited impact on heritage assets but potential impact on landscape character of the village has been highlighted. Initial highway evidence has highlighted that potential access constraints could be overcome through development but that the local road network is unsuitable. The impact on neighbourhood green space is a significant constraint considered to rule out any development potential and accordingly the site is considered unsuitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be UNSUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	1 to 5 years (by April 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0090

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Suitability Assessment

Site reference **GNLP0215**

Site Area **16.00 hectares**

LOCATION

Land to the North of Long Lane
Strumpshaw

PROPOSED DEVELOPMENT

Residential development of between 5 and 25 dwellings.

Norwich
Norfolk

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Amber
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This is an extensive greenfield site on the western edge of Strumpshaw south of the Norwich-Yarmouth rail line. There is a limited range of core services and facilities in Strumpshaw but the site is on a bus route and within an accessible distance of primary schools. Anglian Water has indicated the need for mitigation from the nearby pumping station. Small areas of the site are at risk of surface water flooding but there is no significant risk from contamination or ground stability. Off-site mains reinforcement and sewerage infrastructure upgrades would be required to serve growth in this location as well as potential issues requiring mitigation or diversion of existing water infrastructure assets. The site is within a 3km protection zone around RAMSAR site and national nature reserves as well as SSSIs, SPA and SAC associated with the River Yare and the Broads to the south and is within 50m of a roadside nature reserve and 1km of a County Wildlife Site. The ecological corridor of Witton Run to the west may require mitigation. Development would also lead to the loss of high quality agricultural land (Grades 1 and 2). There is potential for significant impact on the townscape from the scale of development proposed as well as impact on the setting of the Grade I listed church; adjoining protected trees may require some mitigation. Initial highway evidence has highlighted that potential access constraints could be overcome through development but that the local road network is unsuitable and the site's remoteness would lead to increased car dependency. There are a number of constraints that have been identified, but based on the current evidence, the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	1 to 5 years (by April 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	1 to 5 years (by April 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0215

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Strumpshaw Suitability Assessment

Site reference **GNLP0277**

Site Area **0.31 hectares**

LOCATION

The Huntsman Public House 41
Norwich Road

Norwich
Norfolk
NR13 4AG

District **Broadland**

PROPOSED DEVELOPMENT

Residential development of between 12 and 15 dwellings.

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Amber
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site comprises a public house and disused backland to the north located on the eastern edge of the village. There is a limited range of core services and facilities in Strumpshaw but the site is on a bus route and within an accessible distance of facilities in Lingwood. There are no known issues from utilities infrastructure, minimal risks from contamination/ground stability arising from previous uses and only limited risk of surface water flooding on part of the site. Sewerage infrastructure upgrades would be required to serve growth in this location. There are no nationally or locally protected landscapes, natural areas, sites or species in the vicinity of the site. Development would not result in the loss of any public open space but may lead to the loss of some high quality agricultural land (Grade 2). The existing pub building is a locally identified heritage asset and development proposals may need to explore the potential for its retention. Initial highway evidence has highlighted that potential access constraints could be overcome through development but that the local road network is unsuitable. There are a number of constraints that have been identified, but based on the current evidence, the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	1 to 5 years (by April 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0277

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0521**

Site Area **3.05 hectares**

LOCATION

Mill Lane (South of Norwich Road, North of Buckenh
Strumpshaw
NR13 4NT

PROPOSED DEVELOPMENT

Residential development

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This is a greenfield site south of Norwich Road on the south-eastern edge of the village. There is a limited range of core services and facilities in Strumpshaw but the site is close to a bus route. There are no known constraints from utilities infrastructure, contamination or flood risk although the proximity of filled ground may indicate some risk of ground instability. Off-site mains reinforcement and sewerage infrastructure upgrades would be required to serve growth in this location. There are no nationally protected landscapes, natural areas, sites or species in the immediate vicinity but development would extend the built edge of Strumpshaw and erode the landscape gap between Strumpshaw and Lingwood. Development would not result in the loss of any locally protected open space but would involve of high quality agricultural land (Grade 2). There would be some impact on adjoining heritage assets but a potentially more significant impact on the landscape setting of the village. Initial highway evidence has highlighted that potential access constraints could be overcome through development but that the local road network is unsuitable and the site’s remoteness would lead to increased car dependency. There are a number of constraints that have been identified, but based on the current evidence, the site is considered suitable for the land availability assessment

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	1 to 5 years (by April 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Up to 5 years (by April 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0521

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Surlingham Suitability Assessment

Site reference **GNLP0030-A**

Site Area **1.50 hectares**

LOCATION

Site A
The Street
Surlingham
Norwich
Norfolk
NR14 7AJ

PROPOSED DEVELOPMENT

Residential development and community use for recreation area, playground, sports field (A&B)

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Red
Accessibility to Services	Amber
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This is a large greenfield site off The Street, resulting in backland development. It is well related to services, though unsympathetic to the character of the village. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained. There are no concerns over potential contamination, ground stability, loss of open space or, flood risk as only small areas at low risk of surface water flooding. Other constraints include potential impacts to listed buildings, proximity to the Broads National Park, therefore within 3,000 m buffer to National Nature reserve, Special Area of Conservation, Special Protection Areas, SSSI, ecology further assessments likely to be required. There are a number of constraints affecting this site but these may be possible to mitigate. The site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Immediately

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNL0030-A

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0030-B**

Site Area **0.25 hectares**

LOCATION

Site B
The Street
Surlingham
Norwich
Norfolk
NR14 7AJ

PROPOSED DEVELOPMENT

Residential development and community use for recreation area, playground, sports field (A&B)

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Red
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This is a small greenfield site off The Street, resulting in backland development. It is well related to services, though unsympathetic to the character of the village. This is a large greenfield site off the street, resulting in backland development. It is well related to services, though unsympathetic to the character of the village. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained. There are no concerns over potential contamination, ground stability, loss of open space or, flood risk as only small areas at low risk of surface water flooding. Other constraints include potential impacts to listed buildings, proximity to the Broads National Park, therefore within 3,000 m buffer to National Nature reserve, Special Area of Conservation, Special Protection Areas, SSSI, ecology further assessments likely to be required. There are a number of constraints affecting this site but these may be possible to mitigate. The site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Immediately

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNL0030-B

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0374**

Site Area **0.29 hectares**

LOCATION

Builders Yard and Light Industrial

PROPOSED DEVELOPMENT

Residential development

Beerlick's Loke

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Red
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Amber
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Red
Townscapes	Red
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Red

SITE SUITABILITY CONCLUSIONS

This is a small greenfield site off Beerlicks Loke , adjacent to drains ditches and Broads National Park . It is not particularly well related to services and unsympathetic to the character of the village as considered back development. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained. It is believed that, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. Other constraints include potential contamination, ground stability, sections at medium to high risk of flooding, surface water flooding, impact on landscape character. The significant constraints are access and being adjacent to the Broads, National Nature Reserve, Ramsar Site, Special Area of conservation, SSSI including impact on habitats. There are a number of constraints affecting this site which do not seem to be possible to mitigate, in particular potential impact to the Broads, flooding and access. The site is concluded as unsuitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be UNSUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0374

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Swainsthorpe Suitability Assessment

Site reference **GNLP0191**

Site Area **2.77 hectares**

LOCATION

Church Road
Swainsthorpe

PROPOSED DEVELOPMENT

Residential development across 2 sites

Norwich
Norfolk

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Green
Utilities Infrastructure	Amber
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site comprises two parcels of land to the west of Swainsthorpe village. It has very limited access to core services and facilities but there are bus stops within walking distance. The western parcel is within 50 metres of overhead power lines, the eastern parcel immediately adjoins a rail line and electrification infrastructure. There are no known constraints in relation to contamination/ground stability or flood risk. Sewerage infrastructure upgrades would be required to serve proposed growth. There are no nationally or locally protected landscapes, sites or species in the vicinity of the site but there is potential biodiversity interest from ponds and adjoining common land. Development would not result in the loss of any locally protected open space or high quality agricultural land. There would be no significant impact on the setting of heritage assets from development in either location but the development of the eastern site may have impacts on the townscape character of the village. Initial highway evidence has indicated that potential access constraints could be overcome through development of the western site but there would be significant constraints in creating a suitable access to the other. The local road network is considered to be unsuitable and the site's remoteness could lead to increased car dependency. Significant access and the and utilities constraints infrastructure may need to be addressed and mitigated to enable both sites to come forward but subject to resolving these issues the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0191

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Swainsthorpe Suitability Assessment

Site reference **GNLP0542**

Site Area **0.17 hectares**

LOCATION

The Paddock, East Side of the Vale
Swainsthorpe
NR14 5PL

PROPOSED DEVELOPMENT

Residential development - 5 dwellings

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Red
Utilities Capacity	Green
Utilities Infrastructure	Amber
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site adjoins a small self-contained housing development in the west of Swainsthorpe parish well separated from the village. It has no ready access to core services and facilities. The site is within 50 metres of overhead power lines. There are no known constraints in relation to contamination/ground stability but the site is at moderate risk of surface water flooding. Off-site mains reinforcement and upgrades to waste water treatment capacity would be required to support growth in this location. There are no nationally or locally protected landscapes, sites or species in the immediate vicinity of the site but it falls within a SSSI protection zone and there may be potential biodiversity interest in adjoining woodland requiring mitigation. Development would not result in the loss of any locally protected open space or high quality agricultural land. There would be no significant impact on the setting of heritage assets from development but the site's isolation raises some townscape concerns. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained, that the local road network is unsuitable and the site's remoteness could lead to increased car dependency. Due to the lack of accessibility to any core services the site is considered unsuitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be UNSUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0542

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Suitability Assessment

Site reference **GNLP0603**

Site Area **3.20 hectares**

LOCATION

Land off Church View
Swainsthorpe

PROPOSED DEVELOPMENT

Residential development for approx. 25 dwellings.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a greenfield site on the north-eastern edge of Swainsthorpe. It has very limited access to core services and facilities but there are bus stops within walking distance. There are no known constraints in relation to utilities infrastructure, contamination/ground stability or flood risk. Off-site mains reinforcement and sewerage upgrades would be required to support growth in this location. There are no nationally protected landscapes, sites or species in the immediate vicinity of the site but it falls within a SSSI protection zone, falls partly within the locally protected Tas Valley and adjoins a roadside nature reserve, any impact on which would require mitigation, additionally there may be potential biodiversity interest in and around the site. Development would not result in the loss of any locally protected open space or high quality agricultural land. There are potential impacts on the setting of heritage assets and townscape that could be mitigated. Initial highway evidence has indicated that potential access constraints could be overcome through development and any impact on the functioning of local roads could be mitigated. The site is considered suitable for the land availability assessment

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0603

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0604**

Site Area **6.50 hectares**

LOCATION

Land West of Ipswich Road (A140), adjacent to Hickli Swainsthorpe

PROPOSED DEVELOPMENT

Proposed relocation of Ben Burgess Norwich to create new premises consisting of workshops, stores, offices and agricultural sales and display area.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Red
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is an extensive site to the north of Swainsthorpe between the main A140 and the railway. It has no ready access to core services and facilities although a bus route serves the site. There are no known constraints in relation to contamination/ground stability or flood risk; a rail line and associated electrification infrastructure borders the west of the site. Off-site mains reinforcement and sewerage upgrades would be required to support growth in this location. There are no nationally protected landscapes, sites or species in the immediate vicinity but there may be potential biodiversity interest in and around the site requiring mitigation. Development would not result in the loss of any locally protected open space or high quality agricultural land. There are no heritage assets or sensitive townscapes in the vicinity likely to be impacted by development. The proposal would require access to be upgraded through the creation of a new junction and point of access onto the A140 in a location where speed restrictions apply, this could have some detrimental impact on the functioning of the local road network. Subject to the resolution of identified access and transport constraints through detailed design. The site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0604

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Swardeston Suitability Assessment

Site reference **GNLP0204**

Site Area **3.28 hectares**

LOCATION

Site off Bobbins Way

Swardeston
Norwich
Norfolk
NR14 8DN

District **South Norfolk**

PROPOSED DEVELOPMENT

Residential development with associated open space

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is accessed from the B1113 along a private access that already serves a farm shop. There are some services in the settlement and public transport services connect with Norwich. Identified constraints to are surface water flooding risk for a small part of the site an impact on a County Wildlife site and the suitability of the local road network, although it is considered that these can be mitigated. The site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0204

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0367**

Site Area **0.32 hectares**

LOCATION

Land off Chestnut Close

PROPOSED DEVELOPMENT

Residential development of 3 - 4 dwellings

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

The site is accessed from Chestnut Close and is close to the services within the village. Constraints on the site are the impacts on Swardeston Common, the ability provide a suitable access to the highway as Chestnut Close is a private road and suitability of the local road network. There may be opportunity to mitigate these constraints but further evidence will be required. The site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0367

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0426**

Site Area **6.86 hectares**

LOCATION

Land at Norwich Road,

PROPOSED DEVELOPMENT

Residential development of 173 dwellings with associated open space

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Red
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

The site is on the B1113 to the south of the village and separated from the existing settlement. Initial highway evidence has indicated that access is likely to be achievable but there are significant constraint to the local road network and the ability to achieve a footway connection to the settlement. Other constraints are the impact on the nearby listed church, the sewerage capacity and the waste water treatment plant. There may be opportunity to mitigate these constraints but further evidence will be required. The site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0426

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0517**

Site Area **0.59 hectares**

LOCATION

Land Off the Common
Swardeston

PROPOSED DEVELOPMENT

Residential development of 3 - 4 dwellings

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

The site is accessed from Chestnut Close and is close to the services within the village. Constraints on the site are the impacts on Swardeston Common, the ability provide a suitable access to the highway as Chestnut Close is a private road and suitability of the local road network. There may be opportunity to mitigate these constraints but further evidence will be required. The site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0517

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0551**

Site Area **1.13 hectares**

LOCATION

Intwood Lane
Swardeston
NR14 8EA

PROPOSED DEVELOPMENT

Residential development

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Red
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The Site is on in Inwood lane separated from the main body of the settlement. Initial Highway evidence indicates that it will not be possible to form an access and that the local road network is unsuitable. It does not appear that these constraints can be mitigated. In addition other are concerns on the impact on Swardeston common. The site is concluded as unsuitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be UNSUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0551

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Tacolneston Suitability Assessment

Site reference **GNLP0084**

Site Area **7.10 hectares**

LOCATION

Horse Meadow

PROPOSED DEVELOPMENT

Residential development

Tacolneston
Norfolk

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a large site located to the east of the village with reasonable accessibility to services. Initial highway evidence has indicated that potential access constraints could be overcome through development however the local road network is considered to be unsuitable in terms of road capacity, carriageway width or lack of footpath provision. Cheneys Lane is narrow and would need improvement to enable development. The site is at low risk of flooding but enhancement to Water Recycling Centre treatment capacity and sewerage infrastructure upgrades may be required. Due to the size of the site it is likely that significant utilities upgrades would be needed. There are no landscape designations, or biodiversity impacts, and although there are several grade II listed buildings to the west and south west it is likely that the townscape and historic environment impact could be mitigated. Although there are a number of constraints, it is likely that these could be overcome so the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0084

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0545**

Site Area **19.68 hectares**

LOCATION

Tacolneston Conservation Area Local Green Space
Tacolneston

PROPOSED DEVELOPMENT

OPEN SPACE

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access
Accessibility to Services
Utilities Capacity
Utilities Infrastructure
Contamination and Ground Stability
Flood Risk
Market Attractiveness

IMPACTS ANALYSIS

Significant Landscapes
Townscapes
Biodiversity and Geodiversity
Historic Environment
Open Space and GI
Transport and Roads
Compatibility with Neighbouring
Uses

SITE SUITABILITY CONCLUSIONS

This proposal is for a local green space and as such is not a HELAA use, therefore the site has not been assessed for the purposes of the HELAA

For the purposes of the HELAA capacity assessment this site is considered to be UNSUITABLE

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0545

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Suitability Assessment

Site reference **GNLP0546**

Site Area **6.86 hectares**

LOCATION

Tacolneston Manor House Area Local Green Space
Tacolneston

PROPOSED DEVELOPMENT

The preservation of this area as local green space.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access
Accessibility to Services
Utilities Capacity
Utilities Infrastructure
Contamination and Ground Stability
Flood Risk
Market Attractiveness

IMPACTS ANALYSIS

Significant Landscapes
Townscapes
Biodiversity and Geodiversity
Historic Environment
Open Space and GI
Transport and Roads
Compatibility with Neighbouring
Uses

SITE SUITABILITY CONCLUSIONS

This proposal is for a local green space and as such is not a HELAA use, therefore the site has not been assessed for the purposes of the HELAA

For the purposes of the HELAA capacity assessment this site is considered to be UNSUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0546

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Suitability Assessment

Site reference **GNLP0602**

Site Area **0.55 hectares**

LOCATION

Land off the Fields
Tacolneston

PROPOSED DEVELOPMENT

Residential development for approx. 8-10 dwellings.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Amber
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site is adjacent to a site currently allocated in the South Norfolk Local Plan and access would be via a continuation of the adjacent development, this means that there is unlikely to be any detrimental impacts on the local road network. The site is well located in relation to the built up area of the village with reasonable accessibility to services. Utilities capacity is unlikely to be an issue although off site mains reinforcement may be required to upgrade the water supply. The site is at low risk of flooding and there are no landscape designations, townscape impacts, biodiversity impacts or historic environment concerns. This is a site with very few constraints and is therefore considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0602

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP1057**

Site Area **3.20 hectares**

LOCATION

Land to the west of Norwich Road

PROPOSED DEVELOPMENT

Residential development -- 10 to 20 dwellings.

Tacolneston

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site would be accessed from Norwich Road which has a wide frontage so it should be possible to achieve an adequate access. Development of the site may result in additional traffic on local roads, including the B1113 but it is likely that this could be mitigated, There is reasonable accessibility to services. As it is a small site utilities capacity is unlikely to be an issue. The site is at low risk of flooding and there are no landscape designations, biodiversity impacts or historic environment concerns, although there may be some townscape impacts as the site is 140m from the Conservation Area, with TPO trees on the boundary and listed buildings within 400m, and this would require mitigation. Although there are a number of constraints, it is likely that these could be overcome so the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP1057

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Tasburgh Suitability Assessment

Site reference **GNLP0005**

Site Area **19.52 hectares**

LOCATION

Hill Farm
Ipswich Road
Tasburgh
Norwich
Norfolk
NR15 1NL

PROPOSED DEVELOPMENT

Residential development of all or part of site, including renovation of grade II listed 17th Century farmhouse and conversion of outbuildings into residential use.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This extensive site comprises farm buildings and associated agricultural land east of the A140 and north of the village. The site is accessible to a primary school and bus service but accessibility to other core services is limited. There are no known constraints from utilities infrastructure or contamination/ground stability but there is some risk of surface water flooding along the eastern boundary. Sewerage infrastructure upgrades would be required to serve growth in this location. There are no nationally or locally protected landscapes in the immediate vicinity of the site but it lies relatively close to the locally identified Tas Valley landscape protection zone. Development would not result in the loss of any locally protected open space or high quality agricultural land. The site is within a SSSI protection zone and relatively close to a county wildlife site, additionally there may be potential impacts on the biodiversity interest of boundary hedges and an adjacent footpath requiring mitigation. There may be impacts on the setting of adjoining heritage assets and a significant impact on townscape and the rural setting of this part of the village. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained and that the local road network is unsuitable. Subject to addressing the highway, transport and biodiversity issues, the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Immediately

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0005

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Tasburgh Suitability Assessment

Site reference **GNLP0267**

Site Area **1.85 hectares**

LOCATION

Cedar Holdings
Ipswich Road
Tasburgh
Norwich
Norfolk
NR15 1NS

PROPOSED DEVELOPMENT

Residential Development

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a greenfield site on the west side of the A140 to the north of the village. The site is accessible to a primary school and bus service but accessibility to other core services is limited. There are no known constraints from to utilities infrastructure or contamination/ground stability or flood risk. Off-site mains reinforcement, enhancement to waste water treatment capacity and sewerage infrastructure upgrades would be required to serve growth in this location. There are no nationally or locally protected landscapes in the immediate vicinity of the site but it lies relatively close to the locally identified Tas Valley landscape protection zone. Development would not result in the loss of any locally protected open space or high quality agricultural land. There may be potential impacts on the biodiversity interest of boundary hedges and woodland to the south requiring mitigation. There may be impacts on the setting of adjoining heritage assets, protected trees and townscape. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained but that any impact on the functioning of local roads could be mitigated. Subject to addressing the highway, transport, heritage and biodiversity issues, the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 5 - 10 years (between April 2021 and 2 (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 5 - 10 years (between April 2021 and 2

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0267

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0413**

Site Area **3.45 hectares**

LOCATION

Land at Grove Lane

PROPOSED DEVELOPMENT

Residential development of fewer than 50 dwellings with access and open space

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a greenfield site in the west of the parish on the edge of Lower Tasburgh. The site is accessible to a primary school and bus service but accessibility to other core services is limited. There are no known constraints from to utilities infrastructure or contamination/ground stability or flood risk. Off-site mains reinforcement, enhancement to waste water treatment capacity and sewerage infrastructure upgrades would be required to serve growth in this location. There are no nationally or locally protected landscapes, natural areas, sites or species in the immediate vicinity of the site but it adjoins the locally identified Tas Valley landscape protection zone. Development would not result in the loss of any locally protected open space or high quality agricultural land. There may be impacts on the setting of adjoining listed buildings and townscape through the encroachment into the gap separating the two parts of Tasburgh; additionally there are potentially significant impacts on the setting of Tasburgh Fort scheduled ancient monument to the south requiring mitigation. Initial highway evidence has indicated that potential access constraints could be overcome through development, but that the local road network is unsuitable and the site's remoteness could lead to increased car dependency. Subject to addressing the highway, transport, heritage and townscape issues, the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0413

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Taverham Suitability Assessment

Site reference **GNLP0062**

Site Area **6.13 hectares**

LOCATION

Field at Taverham Road
Taverham

Norwich
Norfolk
NR8 6SU

District **Broadland**

PROPOSED DEVELOPMENT

Mixed use development of 144 dwellings and 50m2 building for use as community technology hub with associated landscaping, highways, drainage and services infrastructure.

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Amber
Transport and Roads	Green
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This is a large greenfield site is located off Taverham Rd and north of the River Wensum therefore, well related to services in the village. Initial highway evidence has indicated that the site is acceptable subject to safe access and crossing facilities being provided. Also, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. However, this is an environmentally sensitive area as it is adjacent to the River Wensum, a Special Area of Conservation and a Site of Special Scientific Interest. Other constraints include areas at high risk of surface water flooding, potential odour from nearby sewage pumping station and the fact that the site is partly underlain by safeguarded sand and gravel resource which will require investigation in accordance with NCC Minerals and Waste Core Strategy. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0062

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0159**

Site Area **11.31 hectares**

LOCATION

Land adjacent to Beech Avenue Business Park

Ringland Road, Taverham
Norwich
Norfolk
NR8 6HW

PROPOSED DEVELOPMENT

Residential development of between 150 and 200 dwellings and a retirement village complex.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Amber
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

The site is greenfield land off Beech Avenue and Ringland Road, due to the lack of footpaths it is not well related to services and unsympathetic to the character of the village. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development. However, that the local road network is considered to be unsuitable either in terms of road capacity, or lack of footpath provision. There are other constraints these include potential impacts to Special Area of Conservation, SSSI, historic park land, Ancient woodland, listed building and TPOs in heavily tree covered site. There are a number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Immediately

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0159

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0337**

Site Area **78.36 hectares**

LOCATION

Land between Fir Covert Road and Reepham Road

PROPOSED DEVELOPMENT

Residential development of approx. 1,400 dwellings with associated public open spaces, a new primary school and a local centre.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This a large greenfield site bounded by the NDR and Fir Covert Road well related to services and the character of the village. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development. Also, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. Other constraints include potential contamination, SSSI impact risk zone, adjacent to Marriott's Way, close proximity to county wildlife site, within a NBIS Designated Species Site and noise. Furthermore, sewerage infrastructure and water supply upgrades may be required to serve proposed growth. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0337

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0457**

Site Area **2.67 hectares**

LOCATION

Land off Beech Avenue,

PROPOSED DEVELOPMENT

Residential development of approximately 50 dwellings with associated open space.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is greenfield land off Beech Avenue and Ringland Road, well related to services. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development. However, the local road network is considered to be unsuitable either in terms of road capacity, or lack of footpath provision. This is an environmentally sensitive area being located in close proximity to the River Wensum, SSSI, Special Area of Conservation. Other potential impacts include proximity to Grade II listed Taverham Hall, Ancient Woodland, and Historic Parkland of local significance. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0457

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0563**

Site Area **0.41 hectares**

LOCATION

Heathwood, Fakenham Road
Taverham
NR8 6HR

PROPOSED DEVELOPMENT

Residential development comprising approx. 5 dwellings with associated landscaping.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Amber
Transport and Roads	Green
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This site comprises a wooded area off the A1067, in close proximity to the NDR beyond the settlement therefore, not sympathetic to the character of the village, though well related to services. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development. However, that the local road network is considered to be unsuitable either in terms of road capacity, or lack of footpath provision. Furthermore, the site is partly within county wildlife site (rear), Norfolk Wildlife Trust have commented that development outside the county wildlife site, particularly adjacent to the road may be acceptable. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0563

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Tharston Suitability Assessment

Site reference **GNLP0142**

Site Area **1.74 hectares**

LOCATION

Chequers Road
Tharston

PROPOSED DEVELOPMENT

Residential development

Long Stratton
Norfolk
NR15 2FD

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

The site is promoted for residential use and is adjacent to the existing industrial estate served by an existing access from Chequers Road. The site is on the fringe of Long Stratton and has good access to a wide range of local services and facilities. Constraints on the site are the waste water treatment plant that is nearing capacity, site access and local footpath connections. Initial highway evidence has indicated that the access and footpath constraints could be overcome through development. As the site is relatively small it is not considered that the Waste Water Treatment plant capacity will be an absolute constraint on the site. The site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Immediately

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0142

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0201**

Site Area **3.90 hectares**

LOCATION

Land next to Tharston Industrial Estate
 Chequers Lane
 Long Stratton
 Norwich
 Norfolk
 NR15 2PD

PROPOSED DEVELOPMENT

Mixed use: residential development and industrial use

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is to the north of the existing industrial estate on Chequers Road and is promoted for a mix of residential and industrial uses. The site is on the periphery of Long Stratton but has access to a range of services however the routes are indirect. Constraints on the site are waste water treatment capacity, access, footpath links, road network, the setting of listed buildings and the proximity to two SSSIs. The scale of the site is such that the waste Water Treatment capacity, access and local road network constraints have, based on current evidence, the potential to be overcome through development. The impacts on SSSIs and listed buildings are not considered detrimental given the context of existing development. The site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Immediately

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0201

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0255**

Site Area **1.25 hectares**

LOCATION

The Laurels
The Street
Tharston
Norwich
Norfolk
NR15 2YP

PROPOSED DEVELOPMENT

Residential development of approx. 8 dwellings

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Red
Accessibility to Services	Red
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Red
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Red
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

The site is accessed from Greenway lane and lies within Tharston. Identified constraints to the site are its lack of accessibility to any local facilities and services, the impact on the character of the settlement, the ability to form a suitable access and the adequacy of the local road network. Based on current evidence it is not considered that the access and network constraints can be overcome and the site is not of a scale to attract or provide new services and facilities in the village. The site is concluded as unsuitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be UNSUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Immediately

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0255

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Suitability Assessment

Site reference **GNLP0272**

Site Area **7.55 hectares**

LOCATION

PROPOSED DEVELOPMENT

Tharston Industrial Estate

Employment use

Tharston
Norwich

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is to the west of the existing industrial estate on Chequers Road and is promoted for industrial uses. The site is on the periphery of Long Stratton but has access to a range of services however the routes are indirect. Access is a constraint as it will rely on other land as a continuation of the existing industrial estate. A public right of way crosses the site and other constraints on the site are the waste water treatment capacity, footpath links, road network, the setting of listed buildings and the proximity to two SSSIs. The scale of the site is such that the waste water Treatment capacity, access and local road network constraints have, based on current evidence may be able to be overcome through development. The impacts on SSSIs and listed buildings are not considered detrimental given the context of existing development. The site is concluded as suitable for the land availability assessment. Approximately 7 percent of the site is subject to an existing planning permission or allocation for a similar form of development, consequently the site capacity for the purposes of the HELAA analysis will need to be reduced accordingly.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0272

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0458**

Site Area **0.96 hectares**

LOCATION

Land off Chequers Road

PROPOSED DEVELOPMENT

Residential development of approx. 20 dwellings with open space

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is accessed from Chequers Road and is promoted for residential uses and the site is within walkable distance of school facilities and services within Long Stratton. Initial highway evidence has identified access and the local road network as unsuitable and these are a constraint on the site. Other constraints on the site are the waste water treatment plant that is nearing capacity and the proximity to SSSIs. The impacts on the SSSIs and waste water treatment plant are small and are likely to be mitigated. The access and road network would require significant improvement, but given the evidence available at this time there may be a possibility of suitable mitigation although further work would be required to demonstrate this. The site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0458

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0576**

Site Area **1.45 hectares**

LOCATION

Blyth Green Park, Stratton Road

NR15 2UB

PROPOSED DEVELOPMENT

Residential development

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is accessed from Stratton Road and has a number of services and facilities nearby. Initial highway evidence has identified access and the local road network as unsuitable and these are a constraint on the site. Other constraints on the site are the waste water treatment plant that is nearing capacity and the proximity to SSSIs. The impacts on the SSSIs and waste water treatment plant are small and are likely to be mitigated. The access and road network would require significant improvement, but given the evidence available at this time there may be a possibility of suitable mitigation although further work would be required to demonstrate this. The site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0576

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP1050**

Site Area **7.50 hectares**

LOCATION

Land at Ciudad Rodrigo Farm
Forngett Road
Tharston

PROPOSED DEVELOPMENT

Housing with associated access and open space, ranging from 35 to 100 homes.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Amber
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is accessed from Forngett Road and is in the countryside with access to a limited number of services in Long Stratton. It is adjacent to a county wildlife site and a site with listed buildings and trees. Initial highway evidence has identified access and the local road network as unsuitable and these are a constraint on the site. Other constraints affecting that site are the waste water treatment plant that is nearing capacity. The impacts on the SSSIs, County Wildlife site and listed buildings and waste water treatment plant are small and are likely to be mitigated. The road network would require significant improvement, but given the evidence available at this time there may be a possibility of suitable mitigation although further work would be required to demonstrate this. The site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP1050

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP1051**

Site Area **0.50 hectares**

LOCATION

Land at the Street

Tharston

PROPOSED DEVELOPMENT

Residential development -- 5 to 10 properties.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Red
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is accessed from The Street and lies to the eastern end of the settlement. Identified constraints to the site are its lack of accessibility to any local facilities and services, the adequacy of the local road network and impacts on listed buildings nearby. It is likely that the impacts on listed buildings can be mitigated, but based on current evidence it is not considered that the network constraints can be overcome and the site is not of a scale to attract or provide new services and facilities in the village. The site is concluded as unsuitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be UNSUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP1051

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Thorpe St Andrew Suitability Assessment

Site reference **GNLP0228**

Site Area **10.48 hectares**

LOCATION

Land to the East side of Woodside Road
Thorpe St Andrew

Norwich
Norfolk
NR7 9RP

District **Broadland**

PROPOSED DEVELOPMENT

Mixed use development for an undetermined number of dwellings providing road links to Woodside Road to development north-east of the site.

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Red
Historic Environment	Green
Open Space and GI	Amber
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site proposal for mixed use development is greenfield land known as Thorpe Woodland off Woodside Road, it is well related to services and the character of the area. It is a county wildlife site that forms a important green infrastructure corridor and landscape feature to the area. Norfolk Wildlife Trust and Norfolk Ecology have advised against allocating this site, therefore this is considered a significant constraint. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development and potential impact on the functioning of local roads could be reasonably mitigated. There are no concerns over potential contamination, or impact to Heritage assets. However, other constraints include the potential loss of informal open space as well as visual amenity, although privately owned and sections at risk of surface water flooding. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	1 to 5 years (by April 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0228

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0442**

Site Area **70.22 hectares**

LOCATION

Racecourse Plantations
Plumstead Road East

PROPOSED DEVELOPMENT

Residential development of 10ha for up to 300 new dwellings with the remainder of the site designated as a Community Woodland Park.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Red
Historic Environment	Amber
Open Space and GI	Amber
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is greenfield land known as Racecourse Plantation, though forms part of Thorpe Woodland off Plumstead Road it is well related to services and the character of the area. It is a county wildlife site that forms a important green infrastructure corridor and landscape feature to the area. Norfolk Wildlife Trust and Norfolk Ecology have advised against allocating this site, therefore this is considered a significant constraint. Initial highway evidence has indicated has advised that there are potential access constraints on the site, but these could be overcome through development and impact on road network could be reasonably mitigated. There are no concerns over potential contamination, or impact to heritage assets. However, other constraints include the potential loss of informal open space as well as visual amenity, although privately owned, sections at risk of surface water flooding, Abattoir located on part of site. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
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The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Up to 5 years (by April 2021)	
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In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0442

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLPO540**

Site Area **3.03 hectares**

LOCATION

Oasis Sport & Leisure Centre, 4 Pound Lane
Thorpe St Andrew
NR7 0UB

PROPOSED DEVELOPMENT

Residential development of 10ha for up to 300 new dwellings with the remainder of the site designated as a Community Woodland Park.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is currently known as Oasis Sport & Leisure Centre off Pound Lane and has been allowed on appeal for redevelopment of Spa and 27 dwellings. All constraints are being mitigated. The site is subject to an existing planning permission or allocation for a similar form of development, consequently it will not contribute any additional development capacity for the purposes of the HELAA analysis.

For the purposes of the HELAA capacity assessment this site is considered to be UNSUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0540

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Thurlton Suitability Assessment

Site reference **GNLP0149**

Site Area **0.51 hectares**

LOCATION

Land Adjacent to
Holly Cottage
Beccles Lane
Thurlton
Norfolk
NR14 6RE

PROPOSED DEVELOPMENT

Residential development of approx. 15 dwellings

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a greenfield site on the southern edge of the village adjoining a smaller plot with planning permission for 5 dwellings. The site has good access to a range of core services. There are no known constraints from utilities infrastructure or contamination/ground stability but there is some risk of surface water flooding to part of the site. Sewerage infrastructure upgrades would be required to serve growth in this location. There are no locally protected landscapes in the vicinity but proximity of development to the Broads Authority area could require some mitigation and there is potential biodiversity interest on site. Development would not result in the loss of any locally protected open space or high quality agricultural land. There are no significant concerns in relation to impacts on heritage assets or townscape. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained but that any impact on the functioning of local roads could be mitigated. Access could only be achieved through the adjoining consented site which appears to be in separate ownership and development would only be practicable in conjunction with it: the approved estate road appears inadequate to serve both sites. However, subject to the resolution of these issues, the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0149

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Thurton Suitability Assessment

Site reference **GNLP0029**

Site Area **1.56 hectares**

LOCATION

Field Site ID No 445

Land South of Vale Road, Low Common Road
Thurton
Norwich
NR14 6BA

District **South Norfolk**

PROPOSED DEVELOPMENT

Residential development of approx. 45 dwellings with landscaping

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is an extensive greenfield site at the south eastern end of Thurton fronting the main A146 Norwich Road. The site is accessible to a primary school and bus route but accessibility to other core services is limited. There are no known constraints from utilities infrastructure or contamination/ground stability but there is some risk of surface water flooding to part of the site. Additional borehole provision, off-site mains reinforcement and major sewerage infrastructure would be required to serve growth in this location and the lack of adequate mains sewerage is a significant constraint. There are no nationally or locally protected landscape designations, natural areas, sites or species in the immediate vicinity of the site. Development would not result in the loss of any locally protected open space or high quality agricultural land. There would be no significant impact on heritage assets in the vicinity of the site but impacts on the townscape interest of adjoining period housing may need to be addressed. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained but that any impact on the functioning of local roads could be mitigated. Subject to the resolution of highways and transport issues, the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Immediately

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0029

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0470**

Site Area **0.97 hectares**

LOCATION

Land off Vale Road

PROPOSED DEVELOPMENT

Residential development of up to 20 dwellings. Additional open space available within the remainder of the field to the east.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a greenfield site at the eastern edge of Thurton. The site is accessible to a primary school and bus route but accessibility to other core services is limited. There are no known constraints from utilities infrastructure or contamination/ground stability but there is some risk of surface water flooding to part of the site. Off-site mains reinforcement, enhancement to waste water treatment capacity and sewerage infrastructure upgrades would be required to serve growth in this location. There are no nationally or locally protected landscape designations, natural areas, sites or species in the immediate vicinity of the site. Development would not result in the loss of any locally protected open space or high quality agricultural land. There would be no significant impact on heritage assets in the vicinity of the site or on townscape. Initial highway evidence has indicated that potential access constraints could be overcome through development and that any impact on the functioning of local roads could be mitigated. The site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0470

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0472**

Site Area **0.74 hectares**

LOCATION

Land South of Vale Road,

PROPOSED DEVELOPMENT

Residential development of up to 10 dwellings. Additional open space available within the remainder of the field to the south.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a greenfield site at the eastern edge of Thurton. The site is accessible to a primary school and bus route but accessibility to other core services is limited. There are no known constraints from utilities infrastructure or contamination/ground stability but there is some risk of surface water flooding to the northern part of the site. Enhancement to waste water treatment capacity would be required to serve growth in this location. There are no nationally or locally protected landscape designations, natural areas, sites or species in the immediate vicinity of the site. Development would not result in the loss of any locally protected open space or high quality agricultural land. There would be no significant impact on heritage assets in the vicinity of the site or on townscape. Initial highway evidence has indicated that potential access constraints could be overcome through development but that the local road network is unsuitable. The site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0472

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Tibenham Suitability Assessment

Site reference **GNLP0365**

Site Area **0.28 hectares**

LOCATION

Cherry Tree Road

PROPOSED DEVELOPMENT

Residential development of up to 3 dwellings

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a small greenfield site within an existing cluster of development in a relatively isolated location on the western edge of Tibenham parish. The site has very limited access to core services but there are employment opportunities within walking distance. There are no known constraints from utilities infrastructure, contamination/ground stability or flood risk. Enhancement to waste water treatment capacity and sewerage infrastructure upgrades would be required to serve growth in this location. There are no nationally or locally protected landscape designations, natural areas, sites or species in the immediate vicinity of the site. Development would not result in the loss of any locally protected open space or high quality agricultural land. Impacts on the two listed buildings in the vicinity are likely to be limited and there are no significant townscape impacts. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained. Also, that its remoteness would be likely to increase car dependency. A number of constraints are identified but subject to being able to overcome these the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0365

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Tivetshall St. Mary Suitability Assessment

Site reference **GNL0317**

Site Area **0.13 hectares**

LOCATION

Site 1, Pear Tree Farm
The Street

PROPOSED DEVELOPMENT

Residential development - 5 dwellings

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a small greenfield site on the western edge of Tivetshall. The site is accessible to a primary school and employment opportunities but accessibility to other core services is limited. There are no known constraints from utilities infrastructure, contamination/ground stability or flood risk. Enhancements to waste water treatment capacity may be required to serve growth in this location. There are no nationally or locally protected landscapes, natural areas, sites or species in the immediate vicinity of the site. Development would not result in the loss of any locally protected open space or high quality agricultural land. There would be no significant impacts on the setting of adjoining heritage assets or townscape. Initial highway evidence has indicated that potential access constraints could be overcome through development but that the local road network is unsuitable. Subject to addressing the highway and transport issues, the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0317

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0318**

Site Area **0.60 hectares**

LOCATION

Site 2, Pear Tree Farm
The Street

PROPOSED DEVELOPMENT

Residential development of 10 dwellings

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Amber
Flood Risk	Green
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site comprises farm buildings and associated land on the edge of Tivetshall village. The site is accessible to a primary school and employment opportunities but accessibility to other core services is limited. There are no known constraints from utilities infrastructure or flood risk but contamination may be present from the existing farm use. Enhancements to waste water treatment capacity may be required to serve growth in this location. There are no nationally or locally protected landscapes, natural areas, sites or species in the immediate vicinity of the site. Development would not result in the loss of any locally protected open space or high quality agricultural land. There would be no significant impacts on the setting of nearby heritage assets or on townscape. Initial highway evidence has indicated that potential access constraints could be overcome through development and that any impact on the functioning of local roads could be mitigated. Subject to overcoming the identified constraints the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0318

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0319**

Site Area **1.13 hectares**

LOCATION

Site 3, Pear Tree Farm
The Street

PROPOSED DEVELOPMENT

Residential development for approx. 25 dwellings

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Amber
Flood Risk	Green
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site comprises greenfield land north of farm buildings on the edge of Tivetshall village. The site is accessible to a primary school and employment opportunities but accessibility to other core services is limited. There are no known constraints from utilities infrastructure or flood risk but contamination may be present from the existing farm use. Enhancements to waste water treatment capacity and sewerage infrastructure upgrades may be required to serve growth in this location. There are no nationally or locally protected landscapes, natural areas, sites or species in the immediate vicinity of the site. Development would not result in the loss of any locally protected open space or high quality agricultural land. There would be no significant impacts on the setting of nearby heritage assets or on townscape. Initial highway evidence has indicated that potential access constraints could be overcome through development and that any impact on the functioning of local roads could be mitigated. Subject to being able to overcome the identified constraints the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0319

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Toft Monks Suitability Assessment

Site reference **GNLPO518**

Site Area **5.17 hectares**

LOCATION

Land at Post Office and Beccles Road
Toft Monks

PROPOSED DEVELOPMENT

Mixed use including residential development

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is an extensive greenfield site at the southern edge of the village with frontages to the main A143 and a side road. The site is accessible to a range of services including a primary school and employment opportunities and is on a bus route. There are no known constraints from utilities infrastructure or contamination/ground stability but small areas within and around the perimeter of the site are at moderate risk of surface water flooding. Enhancements to waste water treatment capacity may be required to serve growth in this location but the lack of mains sewerage is a significant constraint. The site is relatively close to nationally designated landscapes in the Broads Authority area and within a SSSI impact zone, potentially requiring mitigation. There are no locally protected landscapes or protected species in the immediate vicinity of the site and development would not result in the loss of any locally protected open space or high quality agricultural land. There is a listed building relatively close to the site but is unlikely to be directly impacted, however there are some townscape concerns at the scale of development proposed. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained and the local road network is unsuitable. Subject to addressing the identified water infrastructure and highway constraints, the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0518

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Toft Monks Suitability Assessment

Site reference **GNLP1031**

Site Area **0.80 hectares**

LOCATION

Land South Side of Bulls Green

Toft Monks

PROPOSED DEVELOPMENT

Residential development of an unspecified amount.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a greenfield site at the south-western edge of the village. The site has very limited accessibility to local services and facilities but is within walking distance of a bus route. There are no known constraints from utilities infrastructure or contamination/ground stability but small areas of the site are at risk of surface water flooding. Anglia Water have not commented on this site but advise in relation to the other submitted site in Toft Monks that enhancements to waste water treatment capacity may be required to serve growth in this location and the lack of mains sewerage is a significant constraint. There is ancient woodland relatively close to the site but there are no locally protected landscapes in the immediate vicinity and development would not result in the loss of any locally protected open space or high quality agricultural land. There may be some biodiversity interest in the existing grassland on site. There are no heritage assets within or close to the site but a group of protected trees adjoining may require mitigation for townscape reasons. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained and the local road network is unsuitable. Subject to addressing the identified water infrastructure and highway constraints, the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP1031

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Weston Longville Suitability Assessment

Site reference **GNLP0553**

Site Area **5.18 hectares**

LOCATION

Weston Hall
Lenwade
NR9 5JE

PROPOSED DEVELOPMENT

Residential development of approx. 5 dwellings

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Red
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Red
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This site at Weston Hall is between Lenwade and Weston Longville, but is not well related to either settlement. However, the site does have walkable access to services. The Initial highway evidence has indicated that a suitable access could be achieved, but that the site is remote. There are no known constraints from utilities infrastructure, contamination or ground instability, and there would be no loss of public open space. However, it is likely that substantial upgrades would be required for water supply and sewerage infrastructure. There are areas at risk of fluvial and surface water flooding almost encircling the site, including some land in Flood Zone 3b, and these should be avoided. The site contains three listed buildings, and is sandwiched between the River Wensum SSSI/SAC and a CWS. (It is also adjacent to a group TPO and listed building). As the site has significant constraints, avoiding impact on the setting of Weston Hall and excluding areas at risk of flooding, the site is considered unsuitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be UNSUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0553

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Wicklewood Suitability Assessment

Site reference **GNLP0232**

Site Area **2.84 hectares**

LOCATION

Land to the south of Low Street, Wicklewood

Wicklewood
Norfolk

PROPOSED DEVELOPMENT

Residential development for an undetermined number of dwellings.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is fairly well related to the existing built form, being opposite existing housing along Low Street, but the bulk of the site is behind the existing housing. This would be backland development, but would have walkable access to some services. Initial highway evidence has indicated that it may be possible to achieve a suitable access, but the local road network is unsuitable. It is likely that the water supply and sewerage infrastructure, including the water recycling centre, would need to be upgraded, and there are parts of the site at risk of surface water flooding. There are no known constraints from utilities infrastructure, contamination or ground instability, and there would be no loss of open space. There would be no impact on designated landscapes or ecological sites, but there are several listed buildings nearby. Although the site has constraints, it is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 5 - 10 years (between April 2021 and 2

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0232

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0249**

Site Area **0.41 hectares**

LOCATION

PROPOSED DEVELOPMENT

Land adjacent to former workhouse/ hospital
Green Lane

Residential development

Wicklewood
Norfolk
NR18 9PD

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Amber
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site forms the setting of a listed building, to the east of the village and separated from it, although still within walking distance of some services (although no footpaths). Initial highway evidence has indicated that it should be possible to achieve a suitable access, but that the site is remote and local roads are unsuitable. It is likely that the sewerage infrastructure, including the water recycling centre, would need to be upgraded, and there may be some contamination from the nearby graveyard. The site is at low risk of flooding, there are no known constraints from utilities infrastructure, and there would be no impact on designated landscapes or loss of public open space. However, the site contains many TPO trees which also contribute habitat, so a full ecological survey would be required, and there are several listed buildings nearby, as the site forms the setting for a grade 2 listed workhouse. Although the site has constraints, it is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	1 to 5 years (by April 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	1 to 5 years (by April 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0249

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0535**

Site Area **2.05 hectares**

LOCATION

Land to the South of Church Lane
Wicklewood
NR18 9QH

PROPOSED DEVELOPMENT

Residential development of approx. 18 dwellings

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is fairly central to the existing village but would be backland development with a narrow access off Church Lane which it shares with the mushroom farm. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained and the road network is unsuitable. Some services are accessible on foot, there are no known constraints from utilities infrastructure, contamination or ground instability, and there would be no loss of open space. It is likely that the sewerage infrastructure, including the water recycling centre, would need to be upgraded, but the site is at low risk of flooding. There would be no impact on designated landscapes or ecological sites, but there are several listed buildings and TPO trees nearby. Although the site has constraints, it is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Up to 5 years (by April 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0535

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0577**

Site Area **7.28 hectares**

LOCATION

Land to the South of Wicklewood Primary School
Wicklewood
NR18 9QS

PROPOSED DEVELOPMENT

Residential development of 22 dwellings on the east side of the field and open space and sports field to the west

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is almost adjacent to the school but is not very well related to the residential part of the village, being on the opposite side of the road. Initial highway evidence has indicated that it should be possible to achieve a suitable access, and that impact on local roads could be mitigated. There are some services within walking distance, there are no known constraints from utilities infrastructure, contamination or ground instability, and there would be no loss of public open space. It is likely that the water supply and sewerage infrastructure, including the water recycling centre, would need to be substantially upgraded, and there are areas within the site at risk of flooding. The site is partially on grade 2 agricultural land, and there are listed buildings nearby. However, there would be no impact on designated ecological sites. Although the site has constraints, it is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Up to 5 years (by April 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0577

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP1036**

Site Area **0.50 hectares**

LOCATION

Windfalls
Milestone Lane
Wicklewood

PROPOSED DEVELOPMENT

Residential development -- 6 properties

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Red
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is adjacent to a small outlier of development, to the south of the village and at some distance from it, but within walking distance of the school. It is only accessible via a narrow, unmade track, and initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained, the site is remote and the road network is unsuitable. There are no known constraints from utilities infrastructure, contamination or ground instability, and there would be no loss of public open space. There is a small area at risk of surface water flooding along the access track, and most of the site is in grade 2 agricultural land. However, the site would not affect a designated townscape or heritage assets. Although the site has constraints, it is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:

(timescales have not been specified by the proposer if these fields left blank)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP1036

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Winfarthing Suitability Assessment

Site reference **GNLPO556**

Site Area **1.57 hectares**

LOCATION

Land off Chapel Close
Winfarthing
IP22 2EB

PROPOSED DEVELOPMENT

Residential development

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a greenfield site on the western edge of Winfarthing adjoining existing housing. The site has very limited accessibility to core services and facilities but there is a primary school within 2km. There are no known constraints from utilities infrastructure or contamination/ground stability, However a significant area across the centre of the site and in the adjoining highway is at moderate to high risk of surface water flooding which may present a challenge to achieving a satisfactory layout . Enhancements to waste water treatment capacity may be required to serve growth in this location and the lack of adequate mains sewerage is a significant constraint. Relative proximity to a SSSI and the presence of a veteran tree and others of potential biodiversity interest on the perimeters of the site may require mitigation. Development would not result in the loss of any locally protected open space or high quality agricultural land. There would be no significant impacts on the setting of nearby heritage assets or on townscape. Initial highway evidence has indicated that potential access constraints could be overcome through development but that the local road network is unsuitable. Given that approximate 40% of the site is exposed to risk of surface water flooding it is likely that only part may be considered suitable for the land availability assessment provided that biodiversity issues are mitigated.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Winfarthing

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Up to 5 years (by April 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0556

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Woodbastwick Suitability Assessment

Site reference **GNLP0110**

Site Area **2.93 hectares**

LOCATION

Land to the East of Panxworth Church Road & B114

PROPOSED DEVELOPMENT

Residential development - 8-10 dwellings

Norwich
Norfolk

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a greenfield site adjoining Scott’s Corner in Panxworth with a road frontage to the B1140 and Church Road and immediately south of the abandoned All Saints Church. There are no core services and facilities within walking distance although the site is on a bus route. There are no known constraints from utilities infrastructure or contamination/ground stability and only a very limited area of the site at risk of surface water flooding. Off-site mains reinforcement and sewerage infrastructure upgrades would be required to serve growth in this location. Nationally designated landscape within the Broads Authority area is only 200m from the site so this may require specific mitigation. The site is within a 3km protection zone around RAMSAR site as well as SSSIs, SPA and SAC associated with the Broads to the south, protected species may exist additionally in and around ponds to the east of the site with the public right of way on the northern boundary acting as an ecological corridor. There is potential for some harm to the isolated rural townscape in this location and potential for significant harm to the setting of both the Grade II listed farmhouse and barns adjoining and the Grade II* listed church ruins to the north. Initial highway evidence has highlighted that potential access constraints could be overcome through development but that the local road network is unsuitable and that the site’s remoteness would lead to increased car dependency. There are a number of constraints that have been identified, but based on the current evidence, the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0110

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Woodton Suitability Assessment

Site reference **GNLP0150**

Site Area **3.57 hectares**

LOCATION

Land off
Chapel Hill and Hempnall Road

Woodton
Norfolk
NR35 2NX

District **South Norfolk**

PROPOSED DEVELOPMENT

Mixed use including: residential development of up to 20 dwellings (northern part of site); with associated open space, planting and infrastructure including potentially community facilities

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site lies to the east of the village, between Chapel Hill and Hempnall Road, with good access to services. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained and the road network is unsuitable. There are no known constraints from utilities infrastructure, contamination or ground instability, and there would be no loss of open space. There would also be no impact on sensitive landscapes or townscapes. However, a buffer would be needed to prevent impact on the adjacent CWS, and there are areas at risk of flooding. Although the site has some constraints, avoiding the flood risk areas approximately 2.8ha can be considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	1 to 5 years (by April 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	1 to 5 years (by April 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0150

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0231**

Site Area **2.78 hectares**

LOCATION

Land at Suckling Place
Woodton

Norwich
Norfolk

District **South Norfolk**

PROPOSED DEVELOPMENT

Residential Development of approx. 60 dwellings, public open space, landscaping and associated infrastructure

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Amber
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site lies to the west of the village, adjacent to the recent allocation off The Street, but offers an access from Tensing Street/Suckling Place. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained and the local road network is unsuitable. There is good access to services, and there are no known constraints from utilities infrastructure, but the site contains slurry beds. It is likely that the water supply and sewerage infrastructure, including the water recycling centre, would need to be upgraded. Most of the site is at low risk of flooding and there would be no impact on sensitive landscapes, townscapes or public open space. A full ecological survey would be necessary as the site appears to contain semi-natural habitats. Although the site has some constraints, if the flood and slurry beds are excluded, the rest of the site (approximately 1.8ha) is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0231

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0262**

Site Area **0.99 hectares**

LOCATION

Land at Church Road
Woodton

PROPOSED DEVELOPMENT

Residential development

Bungay
Suffolk

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is just north of Church Road to the north of the village, on the corner of Norwich Road and slightly removed from the existing built form of the settlement, but are well related to the school. Initial highway evidence has indicated that a suitable access could be achieved, but the local road network is unsuitable. There is good access to services, and there are no known constraints from utilities infrastructure, contamination or ground instability. It is likely that the water supply and sewerage infrastructure, including the water recycling centre, would need to be upgraded, and the site contains areas at risk of flooding. There would be no impact on sensitive landscapes or public open space. However, there are several listed buildings nearby and boundary features should be protected and enhanced. Although the site has some constraints, it is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0262

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0268**

Site Area **0.45 hectares**

LOCATION

Land at Church Road
Woodton

PROPOSED DEVELOPMENT

Residential development

Bungay
Suffolk

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is just north of Church Road to the north of the village, and slightly removed from the existing built form of the settlement, but well related to the school. Initial highway evidence has indicated that a suitable access could be achieved, but the local road network is unsuitable. There is good access to services, and there are no known constraints from utilities infrastructure, contamination or ground instability. It is likely that the sewerage infrastructure, including the water recycling centre, would need to be upgraded, but the site is at low risk of flooding. There would be no impact on sensitive landscapes, ecological sites or public open space. However, there are several listed buildings nearby. Although the site has some constraints, it is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0268

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0278**

Site Area **2.13 hectares**

LOCATION

Land at Church Road

PROPOSED DEVELOPMENT

Residential development

Woodton
Bungay
Suffolk
NR35 2NA

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is just north of Church Road to the north of the village, and slightly removed from the existing built form of the settlement, but well related to the school. Initial highway evidence has indicated that a suitable access could be achieved, but the local road network is unsuitable. There is good access to services, and there are no known constraints from utilities infrastructure, contamination or ground instability. It is likely that the sewerage infrastructure, including the water recycling centre, would need to be upgraded, but the site is at low risk of flooding. There would be no impact on sensitive landscapes, ecological sites or public open space. However, there are several listed buildings nearby. Although the site has some constraints, it is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0278

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0452**

Site Area **6.91 hectares**

LOCATION

Land off the Street

PROPOSED DEVELOPMENT

Residential development of up to 30 dwellings for phase 1

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a large site between Norwich road, Hempnall Road and The Street, to the north-east of the village. Initial highway evidence has indicated that a suitable access could be achieved, but the road network is unsuitable. There is good access to services, and no known constraints from utilities infrastructure, contamination or ground instability. It is likely that the water supply and sewerage infrastructure, including the water recycling centre, would need to be upgraded. Approximately 0.5ha along the site boundary is at risk of flooding, boundary features would need to be protected and there are some listed buildings nearby which may require separation. The site does not impact on a sensitive landscape or public open space. Although the site has some constraints, avoiding the flood risk areas approximately 6.5ha can be considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0452

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP1009**

Site Area **0.42 hectares**

LOCATION

Land at the junction of Chapel Road and Sunnyside

Woodton

PROPOSED DEVELOPMENT

Residential development of an unspecified amount.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site sits at the junction of Sunnyside and Chapel Hill, with access to the primary school and bus stops. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained and the road network is unsuitable. There are no known constraints from utilities infrastructure, contamination or ground instability, and there would be no loss of open space. The site contains areas at risk of flooding, and is opposite a CWS, but would not affect any designated landscapes or townscapes. Although the site has constraints, it is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP1009

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Wortwell Suitability Assessment

Site reference **GNL0047**

Site Area **0.47 hectares**

LOCATION

Land at High Road

PROPOSED DEVELOPMENT

Residential development

Harleston
Norfolk

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a greenfield road frontage site on the western edge of Wortwell adjoining existing housing. The site has very limited access to core services and facilities but is on a bus route. There are no known constraints from utilities infrastructure or contamination/ground stability, However a significant area of the site (approx. 70%) is at some risk of surface water flooding with some two thirds of it being at high risk. This may impose a substantive constraint on development of the majority of the site unless mitigatable. Sewerage infrastructure upgrades may be required to serve growth in this location. The site falls wholly within the locally protected Waveney valley landscape designation which may require mitigation, additionally there is a SSSI within 2km and two county wildlife sites somewhat closer. Development would not result in the loss of any locally protected public open space or high quality agricultural land. There would be no significant impacts on nearby heritage assets and no townscape concerns have been raised although it is noted that a protected TPO tree exists on site and others are on the north side of High Road. Initial highway evidence has indicated that potential access constraints could be overcome through development and that the impact on the functioning of local roads could be mitigated. Given that some two thirds of the site is exposed to risk of surface water flooding it is likely that only the residual third may be considered suitable for the land availability assessment unless surface water flood risk issues can be addressed.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Immediately

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0047

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Wortwell Suitability Assessment

Site reference **GNLP0056**

Site Area **0.74 hectares**

LOCATION

Land at Bell Meadow, Low Road

PROPOSED DEVELOPMENT

Residential development

Wortwell
Harleston
Norfolk

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a greenfield road frontage site toward the centre of Wortwell opposite an existing housing allocation WOR 1. The site has relatively limited access to core services and facilities but is on a bus route. There are no known constraints from utilities infrastructure or contamination/ground stability and only minimal risk of surface water flooding although areas adjoining the site to the east are at more substantial risk. Sewerage infrastructure upgrades may be required to serve growth in this location. The site falls wholly within the locally protected Waveney valley landscape designation which may require mitigation, additionally there is a SSSI within 2km and two county wildlife sites in close proximity. Development would not result in the loss of any locally protected public open space or high quality agricultural land. There is potential for some impact on nearby heritage assets and on townscape. Initial highway evidence has indicated that potential access constraints could be overcome through development but that the local road network is unsuitable. A number of constraints are identified but subject to being able to overcome these the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Immediately

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0056

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0057**

Site Area **0.59 hectares**

LOCATION

Land at Sancroft Way
Wortwell

PROPOSED DEVELOPMENT

Residential development

Harleston
Norfolk

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a greenfield site in the south of Wortwell parish adjoining an existing housing estate. The site has relatively limited access to core services and facilities but is within walking distance of a bus route. There are no known constraints from utilities infrastructure or contamination/ground stability and only minimal risk of surface water flooding although areas immediately adjoining the site are at more substantial risk. Sewerage infrastructure upgrades may be required to serve growth in this location. The site falls wholly within the locally protected Waveney valley landscape designation which may require mitigation, additionally there is a SSSI within 2km and two county wildlife sites somewhat closer and potential biodiversity interest in woodland to the south. Development would not result in the loss of any locally protected public open space or high quality agricultural land. There is potential for some impact on nearby heritage assets and on townscape depending on scale and design relationship with Sancroft Way. Initial highway evidence has indicated that potential access constraints could be overcome through development but that the local road network is unsuitable. A number of constraints are identified but subject to being able to overcome these the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Immediately

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0057

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Wreningham Suitability Assessment

Site reference **GNLP0093**

Site Area **0.53 hectares**

LOCATION

Field 2484, West of All Saints Church

Wreningham
Wymondham
Norfolk
NR16 1BH

District **South Norfolk**

PROPOSED DEVELOPMENT

Residential (self-build) homes with associated allotment area, community orchard and open space, and enlarged and enhanced bio-diversity areas

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Green
Utilities Infrastructure	Amber
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Red
Biodiversity and Geodiversity	Red
Historic Environment	Red
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a greenfield site at the east end of Wreningham village close to existing housing allocation WREN 1 which is under development. The site has relatively limited access to core services and facilities but is within walking distance of a primary school and bus route. There are no known constraints from major utilities infrastructure but it is noted that telephone poles/lines traverse part of the site. There are no known issues in relation to contamination/ground stability but around a third of the site in the central part is prone to moderate to high risk of surface water flooding. Sewerage infrastructure upgrades may be required to serve growth in this location. No nationally or locally protected landscapes, natural areas or sites would be directly impacted by development but there is an SAC and SSSIs within 3km radius and county wildlife sites within 600m. There is potential biodiversity interest on the site boundaries which may require mitigation and the presence of Great Crested Newts is indicated in the adjacent pond. Development would not result in the loss of any locally protected public open space or high quality agricultural land. There is judged to be a significantly harmful heritage and townscape impact on the open setting of the adjoining Grade I listed church. Initial highway evidence has indicated that potential access constraints could be overcome through development but that the local road network is unsuitable. Given the substantial flood risk, impacts on biodiversity and significant potential harm to the grade I listed church the achievement of a satisfactory development could be challenging therefore the site is considered unsuitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be UNSUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0093

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Wreningham Suitability Assessment

Site reference **GNLP0187**

Site Area **2.04 hectares**

LOCATION

Land Adjacent to Rosko Wymondham Road

PROPOSED DEVELOPMENT

Residential development

Wreningham
Norfolk
NR16 1AT

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Green
Utilities Infrastructure	Amber
Contamination and Ground Stability	Amber
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a greenfield site at the west end of Wreningham village. The site has limited access to core services and facilities but is within walking distance of a primary school. There are no known constraints from major utilities infrastructure but it is noted that telephone poles/lines traverse part of the site. Although a dismantled rail line adjoins the site there are no known issues in relation to contamination/ground stability and no indications of flood risk. Sewerage infrastructure upgrades may be required to serve growth in this location. No nationally or locally protected landscapes, natural areas, sites or species would be directly impacted by development but there is an SAC and SSSIs within 3km radius and a county wildlife site within 800m. There is potential biodiversity interest in adjoining woodland and site boundaries. There would be no significant impact on townscape or heritage interest and the established landscape buffer to the former railway would offer natural screening. Initial highway evidence has indicated that potential access constraints could be overcome through development but that the local road network is unsuitable. A number of constraints are identified but subject to being able to overcome these the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Immediately

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0187

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0431**

Site Area **0.92 hectares**

LOCATION

Land in Hethel Road

PROPOSED DEVELOPMENT

Residential development of up to 10 dwellings

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a greenfield road frontage site toward the west end of Wreningham village opposite existing development. The site has limited access to core services and facilities but is within walking distance of a primary school and bus route. There are no known constraints from utilities infrastructure, contamination/ground stability or flood risk. Enhancement to waste water treatment capacity may be required to serve growth in this location. No nationally or locally protected landscapes, natural areas, sites or species would be directly impacted by development but there is an SAC and SSSIs within 3km radius and a county wildlife site within 700m. There would be no significant impact on the setting of heritage assets although the extension of linear development raises some townscape concerns. Initial highway evidence has indicated that potential access constraints could be overcome through development but that the local road network is unsuitable. A number of constraints are identified but subject to being overcome these the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0431

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Wroxham Suitability Assessment

Site reference **GNLP0041**

Site Area **1.81 hectares**

LOCATION

Wroxham Football Club
Trafford Park
35 Skinners Lane
Norwich
Norfolk
NR12 8SJ

PROPOSED DEVELOPMENT

Residential development for approx. 20 homes.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Amber
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

The site is currently used by Wroxham Football Club and is well related to services and the character of the village. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development. Also, the local road network is considered to be unsuitable either in terms of road capacity, or lack of footpath provision. Furthermore, this is an area of sensitive townscape as it is within the Conservation Area and adjacent to the Broads National park. The Broads SAC/Broadland SPA, the Bure Broads Marshes and Crostwick Marsh SSSI are about 1.5km away. As this development would result in the potential loss of the football club, a replacement has been suggested at Rackheath. There are no concerns over flood risk or loss of high quality agricultural land. There are number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0041

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0504**

Site Area **15.23 hectares**

LOCATION

Land east of Salhouse Road
Wroxham

PROPOSED DEVELOPMENT

Residential development for approx. 20 homes.

District **Broadland**

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a large greenfield site bounded by Salhouse Road and The Avenue, it is adjacent to an existing housing allocation and well related to services and the character of the town. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be overcome through development. Also, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. Other constraints include risk of surface water flooding to the east of the site, impact to air quality due to traffic congestion, potential impact on listed buildings to the south of the site, Salhouse Broad in close proximity, NBIS Designated Species Point within the site and potential loss of high quality agricultural land (grade 2) on the majority of the site. There are a number of constraints but as these may be possible to mitigate the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0504

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Wymondham Suitability Assessment

Site reference **GNLP0006**

Site Area **53.68 hectares**

LOCATION

Land to the North of Tuttlles Lane East

Wymondham
Norfolk
NR18 0EP

District **South Norfolk**

PROPOSED DEVELOPMENT

Residential development with associated public open space, community uses, infrastructure and a primary school.

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site located to the north of the town (part of larger site 0525) and is within easy access of a range of services. Initial highway advice is that the site would be acceptable if it was developed as part of a comprehensive approach to the development of the area which delivers strategic infrastructure. There are no known constraints from utilities infrastructure, contamination or ground instability, the land is not currently accessible as public open space, and development would not impact on any designated landscape or townscape. There would be requirements for sewerage capacity enhancement and ecological mitigation. There are constraints which would require mitigation, the most expensive is likely to be new infrastructure. It is assumed that this would be viable, and therefore the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0006

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0032**

Site Area **6.17 hectares**

LOCATION

Land off Silfield Road

PROPOSED DEVELOPMENT

Residential development.

Wymondham
Norolk

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Amber
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This site is located to the south of the town and would be accessed from Silfield Road at its junction with Park Lane. Initial highway evidence has indicated that despite constraints, a suitable access may be achievable, but there are concerns regarding the capacity of local roads. There are no known constraints from utilities infrastructure but there would be requirements for sewerage capacity enhancement. There could be contamination close to the waste recycling centre and former landfill site and a few areas of the site are at risk of flooding. There would be limited impact on sensitive townscapes or landscapes but there are various species and habitats within the site would require protection/mitigation. There are several constraints which would require mitigation, but on balance the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0032

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0092**

Site Area **0.33 hectares**

LOCATION

Land on road frontage off B1172
 Norwich Common
 Wymondham
 Norwich
 Norfolk
 NR18 0SW

PROPOSED DEVELOPMENT

Residential development

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site located to the north east of the town (part of larger site 0525) is within easy access of a primary school and local employment opportunities. Initial highway advice is that the site would be acceptable if it was developed as part of a comprehensive approach to the development of the area which delivers strategic infrastructure. The site is located within the designated strategic gap, and part of the site is at risk of flooding. There are no known constraints from utilities infrastructure, contamination or ground instability, the land is not currently accessible as public open space, and development would not impact on any designated townscape. The county ecologist states the need for a full ecological survey. Although there are some constraints and the site, if developed independently, would not relate directly to the existing built form, the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Immediately

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0092

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0116**

Site Area **2.99 hectares**

LOCATION

Stanfield Road

Wymondham
Norfolk
NR18 9QY

District **South Norfolk**

PROPOSED DEVELOPMENT

Employment uses within B1, B2, B8 and any complementary sui generis uses i.e. offices, workshops, warehousing / distribution with associated parking (planning permission 2010/2232/O)

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Red
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Amber
Flood Risk	Amber
Market Attractiveness	Red

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

The site, promoted for employment use, is located outside the built up area of the town. It has no services within walking distance, and is in a remote location which would be unsuitable for most uses. Although the site previously had a permission for employment use, this has expired, which may indicate a lack of market interest. County Ecologists are concerned about the impact on ecological sites and species, and the Highways Authority are concerned at the remoteness of the site and the capacity of local roads. There are potential concerns about accessing the site, the capacity of the local sewerage network, potential contamination and compatibility with neighbouring uses. It is possible that these factors could be mitigated. However, in addition, significant areas within the site are at risk of flooding. Due to the number and extent of constraints, combined with the remoteness of the site, it is considered unsuitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be UNSUITABLE

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021)

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0116

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Suitability Assessment

Site reference **GNLP0200**

Site Area **5.97 hectares**

LOCATION

Silfield Pitch and Putt
The Street
Silfield
Wymondham
Norfolk
NR18 9NL

PROPOSED DEVELOPMENT

Residential development

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Amber
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site is located to the south of the town in Silfield, not well related to services; Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained, the site is considered remote and the local road network is unsuitable; and Anglian Water state that substantial off-site sewerage infrastructure would be required. Norfolk Ecology would require a full ecological assessment to establish whether development would be acceptable. Development of the site would result in the loss of open space available at a charge, and there would be impacts on the local townscape, which is deemed sensitive. However there are no known constraints from utilities infrastructure, and the site would not impact on a designated landscape. There are several constraints which would affect the potential for development and the likely viability of the site. On balance, it is considered that the site is suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021)

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0200

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0227**

Site Area **0.68 hectares**

LOCATION

Land at Eleven Mile Lane
Suton

Wymondham
Norfolk

District **South Norfolk**

PROPOSED DEVELOPMENT

Residential Development of approx. 18 dwellings, public open space, landscaping and associated infrastructure

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site is located to the south west of Wymondham at Suton. It has limited accessibility to local services and would result in backland development. The local sewerage network is likely to require upgrades. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained and based on current evidence, the road network is unsuitable and the site remote. Although there are heritage assets nearby, it is unlikely they will require mitigation, the site is not known to be constrained by utilities infrastructure, contamination or ground instability, is not directly affected by any landscape designations, and development would not impact on any designated ecological sites (although boundary features have some ecological value). There are a number of constraints affecting this site, most notably access issues combined with the remoteness of the site from services and its impact on the existing built form. The site is scored as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021)

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 1 to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0227

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0285**

Site Area **15.38 hectares**

LOCATION

Land north of Carpenters Barn

PROPOSED DEVELOPMENT

Recreational use: 1400 sq m clubhouse / community building, 4 full-size playing pitches (1 artificial), cricket pitch, 8 youth & training pitches, 200 car parking spaces and floodlighting.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access
Accessibility to Services
Utilities Capacity
Utilities Infrastructure
Contamination and Ground Stability
Flood Risk
Market Attractiveness

IMPACTS ANALYSIS

Significant Landscapes
Townscapes
Biodiversity and Geodiversity
Historic Environment
Open Space and GI
Transport and Roads
Compatibility with Neighbouring Uses

SITE SUITABILITY CONCLUSIONS

This site is proposed for a rugby club, sports pitches and car park and as such is not a HELAA use, therefore the site has not been assessed for the purposes of the HELAA.

For the purposes of the HELAA capacity assessment this site is considered to be UNSUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by March 2021)

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0285

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment.

Suitability Assessment

Site reference **GNLP0320**

Site Area **36.90 hectares**

LOCATION

Land south of Gunvil Hall Farm
bordering Sutton Lane and Sawyers Lane

PROPOSED DEVELOPMENT

Residential development of approx. 500 dwellings.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site is located to the south west of the town adjacent to a site which has planning permission for housing. Initial highway evidence has indicated that constraints to access and constrained local road capacity could be overcome. It has limited accessibility to services other than local employment, would require upgrades to the sewerage and water supply infrastructure, and there are areas at risk of flooding which would need to be avoided. There are no known constraints from utilities infrastructure, contamination or ground instability, and the site would not affect any designated landscape or public open space. The county ecologist has identified a need for a comprehensive access strategy and provision of open access, and it is likely that any effect on nearby heritage assets would need to be mitigated. There are a number of constraints affecting this site, requiring mitigation.

Wymondham

However, the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 5 to 10 years (between April 2021 and (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 10 to 15 years (between April 2026 an

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0320

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0354**

Site Area **75.95 hectares**

LOCATION

Land at Johnson's Farm

PROPOSED DEVELOPMENT

Residential development of approx. 400 dwellings, with associated access and open space.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Red
Biodiversity and Geodiversity	Amber
Historic Environment	Red
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This site is located to the west of the town and has limited accessibility to local services other than local employment. Initial highway evidence has indicated that constraints to access and constrained local road capacity could be overcome. There are no known constraints from utilities infrastructure, contamination or ground instability, and the site would not affect any public open space. Upgrades to the sewerage infrastructure and water recycling centre may be required, and there are areas at risk of flooding which would need to be avoided. The county ecologist has identified a need for a full ecological assessment and removal of the CWS from the site. The site's impact on heritage assets, in particular the Grade I listed Wymondham Abbey and archaeological earthworks would make development of the eastern part of the site unacceptable, and the western part subject to extensive mitigation. Furthermore, the eastern part of the site is in the designated river valley landscape. There are a number of constraints affecting this site, requiring mitigation and for the eastern part, precluding development. The extensive mitigation required on this site may make development of the western part unviable, and it would result in development which was poorly related to the existing built form. However, the western half of the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0354

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0355**

Site Area **1.34 hectares**

LOCATION

Land at Rightup Lane

PROPOSED DEVELOPMENT

Residential development adjacent to current allocations

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This site is contiguous with the recent allocation in south Wymondham, and the access would need to be via that site. Development here may require upgrades to the sewerage infrastructure and water recycling centre, and the county ecologist is concerned about ecological impacts on the adjacent CWS. The site may require a buffer to the A11, which runs adjacent to it.

There are no known constraints from flood risk, utilities infrastructure, contamination or ground instability, and the site would not affect any public open space. There are a number of constraints affecting the site, but on balance it is suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: 5 to 10 years (between April 2021 and

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0355

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0402**

Site Area **26.87 hectares**

LOCATION

Land to the north-east of Silfield Road,

PROPOSED DEVELOPMENT

Residential development of up to 800 dwellings and associated land uses e.g. infrastructure, community use, open space

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is less well related to services, being ‘outside’ the A11 at Silfield. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained, the site is considered to be remote from services and the local road network is considered to be unsuitable. Enhancement to the water recycling centre may be required, in addition to other sewerage capacity enhancements. There are areas at risk of flooding, and the county ecologist is concerned at the potential impact on nearby CWS and on-site stream and PRoW. There could be impact upon local heritage assets or their settings. There are no known constraints from utilities infrastructure, contamination or ground instability, or designated landscapes. There are a number of constraints affecting this site, most notably access issues related to the remoteness of the site/separation from services. However, on balance and for the purposes of the land availability assessment, the site is considered suitable.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0402

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0403**

Site Area **13.30 hectares**

LOCATION

Land to the south-west of Silfield Road

PROPOSED DEVELOPMENT

Residential development of up to 400 dwellings and associated land uses e.g. infrastructure, community use, open space.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is less well related to services, being 'outside' the A11 at Silfield. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained, the site is considered to be remote from services and the local road network is considered to be unsuitable. Enhancement to the water recycling centre may be required, in addition to other sewerage capacity enhancements. There are areas at risk of flooding, and the county ecologist is concerned at the potential impact on Great Crested Newt due to nearby ponds. There could be impact upon local heritage assets or their settings. There are no known constraints from utilities infrastructure, contamination or ground instability, or designated landscapes. There are a number of constraints affecting this site, most notably access issues related to the remoteness of the site/separation from services. However, on balance and for the purposes of the land availability assessment, the site is considered suitable.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0403

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0404**

Site Area **0.70 hectares**

LOCATION

Land to the south-east of Chapel Road

PROPOSED DEVELOPMENT

Residential development of approx. 12-15 dwellings, as an extension to the planning consent 13 dwellings (2012/2016/O and 2014/2472/RM)

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site has limited accessibility to local services and would create estate development behind the previous allocation for frontage development. Initial highway evidence has indicated that it may be possible to achieve an access but the road network is unsuitable. There are heritage assets nearby, which may require mitigation, and the local sewerage network is likely to require upgrades. The site is not known to be constrained by utilities infrastructure, contamination or ground instability, is not directly affected by any landscape designations, and development would not impact on any designated ecological sites. There are a number of constraints affecting this site, but on balance, the site is scored as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0404

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0444**

Site Area **3.63 hectares**

LOCATION

Land at Spooner Row

PROPOSED DEVELOPMENT

Residential development, public open space, SUDs, play area and meadow. Net developable area: 2.45ha (44 - 61 dwellings) and public open space: 1.19ha

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site has some accessibility to local services but would create estate development which would not be central to the existing village. Initial highway evidence has indicated that it may be possible to achieve an access, and subject to suitable footpath provision, the road network is suitable. There are some heritage assets near the site, which may require mitigation, and the local sewerage network is likely to require upgrades. Significant areas within the site are at risk of flooding and would need to be avoided. The site is not known to be constrained by utilities infrastructure, contamination or ground instability, is not directly affected by any landscape designations, and development would not impact on any designated ecological sites. There are a number of constraints affecting the site, and the cumulative requirement for mitigation of these, combined with the need to avoid areas at risk of flooding, raises questions of deliverability. On balance, approximately 2/3 of the site is scored as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0444

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0445**

Site Area **4.06 hectares**

LOCATION

Land at Spooner Row

PROPOSED DEVELOPMENT

Residential development, public open space, community orchards, SUDs and play area. Net developable area: 2.16 ha (39 - 54 dwellings). Public open space: 1.92 ha

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This site has some accessibility to local services but would create estate development adjacent to the railway line, on a site currently providing a landscape setting and break in the settlement form. Initial highway evidence has indicated that it may be possible to achieve an access, and subject to suitable footpath provision, the road network is suitable. The site is adjacent to the Grade II listed church, which is likely to require mitigation, and the local sewerage network is likely to require upgrades. Significant areas within the site are at risk of flooding and would need to be avoided. The site is not known to be constrained by utilities infrastructure, contamination or ground instability, is not directly affected by any landscape designations, and development would not impact on any designated sites. There are a number of constraints affecting the site, and the cumulative requirement for mitigation of these, combined with the need to avoid areas at risk of flooding, raises questions of deliverability. On balance, approximately 1/4 of the site is scored as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0445

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0446**

Site Area **0.94 hectares**

LOCATION

Land at Spooner Row

PROPOSED DEVELOPMENT

Residential, public open space, SUDs and possible village shop. Net developable area: 0.45 ha (4 - 5 dwellings). Public open space: 0.49 ha. Potential for a village shop

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site has some accessibility to local services but would create estate development on a site currently providing a landscape setting around the church. Initial highway evidence has indicated that it may be possible to achieve an access, and subject to suitable footpath provision, the road network is suitable. The site is adjacent to the Grade II listed church and other listed buildings, which is likely to require mitigation, and the county conservation team are concerned about disruption to archaeological earthworks adjacent to the church. The presence of nearby ponds suggests protected species may be an issue, which would require surveys to determine if the site could be developed. The local sewerage network is likely to require upgrades. The site is not known to be constrained by utilities infrastructure, contamination or ground instability, and is not directly affected by any landscape designations. There are a number of constraints affecting the site, and the cumulative requirement for mitigation of these, combined with the impact on the existing built form, weigh against the site. However, on balance, the site is scored as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0446

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0447**

Site Area **6.92 hectares**

LOCATION

Land at Spooner Row,

PROPOSED DEVELOPMENT

Residential, public open space, SUDs and potential car park for the train station. Net developable area: 2.93 ha (59 - 88 dwellings). Public open space: 3.92 ha for wetland habitats. Potential for a car park for the train station.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This site has some accessibility to local services but would create estate development adjacent to the railway line, on a site currently providing a landscape setting and break in the settlement form. Initial highway evidence has indicated that it may be possible to achieve an access, and subject to suitable footpath provision, the road network is suitable. The site is adjacent to the Grade II listed church, which is likely to require mitigation, and the local sewerage network is likely to require upgrades. Significant areas within the site are at risk of flooding and would need to be avoided. The site is not known to be constrained by utilities infrastructure, contamination or ground instability, is not directly affected by any landscape designations, and development would not impact on any designated ecological sites. There are a number of constraints affecting the site, and the cumulative requirement for mitigation of these, combined with the impact on the existing built form, weigh against the site. On balance, only approximately 0.3ha of the site along Chapel Road is scored as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0447

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0448**

Site Area **3.95 hectares**

LOCATION

Land at Spooner Row

PROPOSED DEVELOPMENT

Residential, public open space, potential for school expansion and allotments. Net developable area: 1.50 ha (27 - 38 dwellings). Potential for school expansion and allotments - 2.63 ha

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site has some accessibility to local services, but would be estate development on a site which incorporates a recently allocated frontage site. Initial highway evidence has indicated that it may be possible to achieve an access but the local road/footpath capacity is unsuitable. The local sewerage network is likely to require upgrade. Some areas within the site are at risk of flooding and would need to be avoided. The site is not known to be constrained by utilities infrastructure, contamination or ground instability, is not directly affected by any landscape designations, and development would not impact on any designated ecological sites (although the site boundary has ecological value). There are a number of constraints affecting the site, and the cumulative requirement for mitigation of these, combined with the impact on the existing built form, weigh against the site. On balance, removing the part of the site which is already committed and ignoring the element proposed for potential expansion of the adjacent school, approximately 1ha of the site is scored as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0448

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0507**

Site Area **21.85 hectares**

LOCATION

Land at Browick Road
Wymondham

PROPOSED DEVELOPMENT

Mixed use commercial and residential
development

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This site at Browick Road has been allocated for employment use, and is now proposed for mixed use employment and residential use. Any residential development on the site would therefore be subject to acceptance of the loss of committed employment land. Initial highway evidence has indicated that potential constraints to access could be overcome, and impact on local roads could be mitigated. Enhancement to the water recycling centre may be required, in addition to other sewerage capacity enhancements, and there are areas within the site at risk of flooding. The county ecologist is concerned about the impact on a nearby CWS and mitigation may be required to address the impact on heritage assets. Development of the site would not affect any designated landscape or result in the loss of publicly accessible open space, and there are no known constraints from utilities infrastructure, contamination or ground instability. Being close to employment and residential sites, there would be good access to employment regardless of the site’s eventual use.

Due to the number and extent of constraints, any residential use of the site would need to be associated away from the flood-prone areas, and close to existing housing. Therefore, if corresponding loss of allocated employment land is deemed acceptable, approximately 4ha within the site could be suitable for the land availability assessment. The entire site would be suitable for employment land, but this is already accounted for in commitments. Therefore, only 0.25ha is considered suitable for the land availability assessment.

Wymondham

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0507

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Wymondham Suitability Assessment

Site reference **GNLP0515**

Site Area **115.00 hectares**

LOCATION

Land at south Wymondham - north of the A11 and

PROPOSED DEVELOPMENT

Residential-led development of approx. 1,500 dwellings, supporting and community uses, open space, landscaping associate infrastructure

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Amber
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

Due to the size of this site (113ha) there are many constraints encroaching on the land. Initial highways evidence indicates that land to the south of the A11 could not be accessed and would be considered remote from services, and for the rest of the site there are concerns regarding the capacity of local roads. There would be significant requirements for sewerage capacity, including enhancement to the water recycling centre. There could be contamination close to the waste recycling centre and former landfill site, parts of the some areas of the site at risk of flooding and most of the site is on grade 2 agricultural land. The CWS adjacent to the site, and the various species and habitats within the site will require protection/mitigation. There are no known constraints from utilities infrastructure, the land is not currently accessible as public open space, and there would be limited impact on sensitive townscapes. Taken across the whole site, there are considerable constraints which would affect the possible form of development. However, the site is large enough that mitigation should be possible. Approximately 95ha of the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0515

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNLP0525**

Site Area **194.88 hectares**

LOCATION

North East Wymondham
Wymondham

PROPOSED DEVELOPMENT

Mixed use development including up to 1600 dwellings, primary and secondary education facilities, employment provision, rugby, club, local centre, open space, including town/county park allotments, formal sports provision

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Amber
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site, located to the north of the town incorporates others, as well as commitment sites in its centre. Due to the size of this site (194ha) there are many constraints encroaching on the land, including a lack of services accessible from the eastern parts of the site. Western parts of the site have good access to services. Initial highway advice indicates that the site would be acceptable if it was developed as part of a comprehensive approach to the development of the area which delivers strategic infrastructure. There would be significant requirements for sewerage capacity, including enhancement to the water recycling centre. There could be contamination on site, and there are some large swathes of land within the site at risk of flooding. The site encroaches into the strategic gap, there would be a requirement to provide extensive green infrastructure and mitigate any impact on a CWS and semi-natural habitat within the site. There are no known constraints from utilities infrastructure, contamination or ground instability, the land is not currently accessible as public open space. Taken across the whole site, there are several constraints which would affect the possible form of development. However, the site is large enough that mitigation should be possible. Excluding parts of the site in the strategic gap, prone to flooding, designated as CWS or already committed, approximately 110ha of the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by April 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0525

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Wymondham Suitability Assessment

Site reference **GNLP0567**

Site Area **0.79 hectares**

LOCATION

Station Road
Spooner Row

PROPOSED DEVELOPMENT

Residential development of approx. 10-15 dwellings

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site is well related to the current village form, and would provide frontage development close to the school. Initial highway evidence has indicated that it may be possible to achieve an access, and subject to footpath provision, impact on local roads could be mitigated. The site is not known to be constrained by utilities infrastructure, contamination or ground instability. The site is not directly affected by any landscape designations, and development would not impact on any designated ecological sites. The site is close to the church (although is unlikely to require mitigation). The local sewerage network is likely to require upgrades, and some areas within the site are at risk of flooding and would need to be avoided or mitigated.

There are a number of constraints affecting the site, and the cumulative requirement for mitigation of these may compromise the viability of the site, which relates well to the existing built form. On balance, 0.5ha of the site is scored as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0567

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0568**

Site Area **0.77 hectares**

LOCATION

Corner Station Road & Top Common
Spooner Row

PROPOSED DEVELOPMENT

Residential development of approx. 10 dwellings

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site would provide frontage development close to the school, and would be well related to the current village form if GNL0567 was developed. Initial highway evidence has indicated that it may be possible to achieve an access, and subject to footpath provision, impact on local roads could be mitigated. The site is not known to be constrained by utilities infrastructure, contamination or ground instability. The site is not directly affected by any landscape designations, and development would not impact on any designated ecological sites. The local sewerage network is likely to require upgrades, and some areas within the site are at risk of flooding and would need to be avoided. There are a number of constraints affecting the site, but the cumulative requirement for mitigation of these is unlikely to compromise the viability of the site, which relates well to the existing built form, assuming the adjacent site would be developed. On balance, approximately 3/4 of the site is scored as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0568

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Suitability Assessment

Site reference **GNL0569**

Site Area **0.69 hectares**

LOCATION

Corner Bunwell Road & Queen's Street
Spooner Row

PROPOSED DEVELOPMENT

Residential development of approx. 5-8 dwellings

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This site is remote from the current village form, and initial highway evidence has indicated that it may be possible to achieve an access although there is concern regarding access to local services, and the suitability of the local road network. The site is adjacent to a listed building, which is likely to require mitigation, and the local sewerage network is likely to require upgrades. Some areas within the site are at risk of flooding and would need to be avoided. The site is not known to be constrained by utilities infrastructure, contamination or ground instability. The site is not directly affected by any landscape designations, and development would not impact on any designated ecological sites. There are a number of constraints affecting the site, and the cumulative requirement for mitigation of these, combined with the impact on the existing built form and distance from the rest of the village, weigh against the site. However, on balance, the site is scored as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be SUITABLE

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: Immediately (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0569

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.