

# The Greater Norwich Local Plan

Growing stronger communities together

Housing and Economic Land Availability  
Assessment

(HELAA) Addendum

October 2018

ENVIRONMENT



HOMES



INFRASTRUCTURE



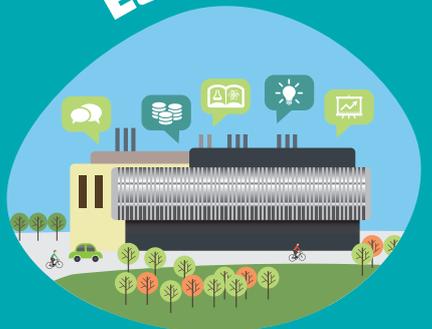
COMMUNITIES



DELIVERY



ECONOMY



## Greater Norwich Local Plan

### Housing and Economic Land Availability Assessment (HELAA)

#### October 2018 – Addendum

**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.**

The purpose of this Housing and Economic Land Availability Assessment (HELAA) addendum is to update the December 2017 HELAA which was originally published as part of the Regulation 18 Greater Norwich Local Plan (GNLP) consultation that took place between January and March 2018. This addendum should be read alongside the December 2017 HELAA (*which can be found at [www.gnlp.org.uk](http://www.gnlp.org.uk)*) as the introduction and methodology in that document still apply.

The December 2017 HELAA provided a snapshot of potentially available sites as at 31 July 2017. Initially a total of 562 sites were submitted for consideration in the GNLP and only those sites put forward for housing, employment and commercial use were assessed through the HELAA. This HELAA addendum contains an assessment of the 200+ new or revised sites submitted between 31 July 2017 and the 17<sup>th</sup> August 2018.

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

The December 2017 HELAA identified approximately **3700 hectares** of potentially suitable land 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 amounted to approximately **69,000** dwellings.

This HELAA addendum identifies approximately a further **1100 hectares** of potentially suitable land put forward for wholly residential purposes or for mixed use development with a significant element of housing, which when applying the same adjustments as before equates to approximately **22,000** additional dwellings. This takes account of any adjustments made where sites have been resubmitted on amended boundaries, as above. Submitted sites which coincide with or largely overlap existing development commitments (sites with planning permission or allocated for a similar form of development) are not counted within the HELAA capacity totals, since they already form part of the baseline commitment in the Greater Norwich Local Plan.

Taking account of the sites submitted for assessment in the 2017 HELAA and the new and revised sites assessed in this 2018 addendum, the area of land potentially suitable for housing (or mixed use development with a significant element of housing) totals some **4800 hectares** which could accommodate up to **91,000** dwellings.

In combination with existing commitments the HELAA (December 2017, plus the 2018 addendum) clearly identifies residential land significantly in excess of OAN and therefore greatly exceeds what is required for allocation through the emerging GNL. In addition, assumptions on windfall (set out in the GNL topic paper) demonstrate an additional buffer to accommodate OAN.

In terms of employment land the Greater Norwich Employment, Town Centre and Retail study indicates that existing identified sites are sufficient to meet the requirements to 2036. The original HELAA identified **270 hectares** of land potentially suitable for employment and other economic uses (where not promoted in conjunction with housing). The HELAA addendum identifies a further **96 hectares** in new and revised sites promoted for employment and economic uses only, giving a total of **366 ha**. This increases to **433 hectares** when employment land forming part of mixed use developments is taken into account. Following the GNL Regulation 18 consultation the Greater Norwich authorities will need to make a decision as to whether any potential employment sites promoted through the HELAA are 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.

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 decision be made to release some of the existing employment sites, then those sources will need to be re-evaluated.

# Parish: Acle

## Suitability Assessment

Site reference: GNL0421R

Site area (Ha): 7

LOCATION: Land at Jolly's Lane

PROPOSED DEVELOPMENT:  
Housing of approx. 150 units with 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	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

### SITE SUITABILITY CONCLUSIONS

This is a 7 ha site for 150 homes to the south of Acle accessed from Jolly's Lane. The site originally submitted was 21 ha and it has been reduced to just the eastern part. It remains a large greenfield site adjacent to the rail tracks off Jolly's Lane and south of the A47, and 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. Whilst somewhat separated by the A47, the site is within 1,200 metres of the Village Centre. There is too an existing footpath along the Reedham Road from the centre of Acle to the junction with Jolly's Lane. Utilities improvements would likely be necessary for a site of this scale, there is the potential loss of high quality agricultural land to consider, and ecological constraints relate to the site's proximity to habitats in the Broads. The site is 200 metres from the Broads Authority administrative area and within the 3,000 metre buffer distance to SAC (Special Area of Conservation), SPA (Special Protection Area), SSSI (Sites of Special Scientific Importance), Ramsar and National Nature Reserve designations. Whilst the constraints identified may limit the potential for 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**

## Parish: Acle

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP0421R

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

# Parish: Acle

## Suitability Assessment

**Site reference: GNLP2139**

**Site area (Ha): 37.85**

**LOCATION: South Walsham Road**

**PROPOSED DEVELOPMENT:  
Residential development (unspecified  
number) plus school extension**

**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	Green
Compatibility with Neighbouring Uses	Green

### SITE SUITABILITY CONCLUSIONS

This is a 37 ha site to the north-west of Acle. The site has an extended frontage along South Walsham Road and at its south there is access onto Mill Lane. Initial Highways Authority evidence has not raised any in principle objections, but various mitigations would be required, such as footway improvements. Whilst representing a large extension to the built edge of Acle, the site is within 1,200 metres of the Village Centre. Due to the scale of the proposal, utilities improvements would likely be necessary, and consideration should be given to surface water flood risk (that in a central area of the site reaches up to a 1 in 30 risk). Another constraint is the potential loss of high quality agricultural land. Ecological constraints relate to the site's proximity to habitats in the Broads. The site is 200 metres from the Broads Authority administrative area and within the 3,000 metre buffer distance to SAC (Special Area of Conservation), SPA (Special Protection Area), SSSI (Sites of Special Scientific Importance), Ramsar and National Nature Reserve designations. Whilst the constraints identified may limit the potential for 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**

## Parish: Acle

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2139

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

# Parish: Attlebridge Suitability Assessment

Site reference: GNLP2129

Site area (Ha): 7.22

LOCATION: Adjoining Fakenham Road

PROPOSED DEVELOPMENT:  
Residential-led mixed use development  
(200 dwellings and commercial proposed)

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	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 7ha site lies south of Broadland Northway and would be accessible from Fakenham Road. It is promoted for residential-led mixed use development (200 dwellings, plus commercial uses) but is poorly related to existing development. According to the Highways Authority, initial evidence shows the site to be remote, with concerns over access and the capacity of the local road network. However, there are some (non-food) retail outlets and Taverham High School within walking distance. The site is adjacent to Walsingham Plantation CWS; the Wensum SAC and SSSI and another SSSI could also potentially be impacted by development here. An area within the site is at risk of surface water flooding, but this could be avoided. There is no contamination/ground stability, but a National Grid gas pipe runs through the centre of the site. Enhancements to the waste water treatment capacity may be required. The site is not in a designated landscape, there are no listed buildings nearby, development would not result in the loss of any publicly accessible open space or high quality agricultural land. Although there are some constraints to 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**

## Parish: Attlebridge Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2129

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

# Parish: Attlebridge Suitability Assessment

**Site reference: GNLP2144**

**Site area (Ha): 1.23**

**LOCATION: Adjoining Fakenham Road**

**PROPOSED DEVELOPMENT:  
Industrial**

**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	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

## SITE SUITABILITY CONCLUSIONS

This site lies north of Broadland Northway and would be accessed from the nearby roundabout. It is promoted for industrial uses (warehousing) and is poorly related to existing development. According to the Highways Authority, initial evidence shows the site to be remote, with concerns over access and the capacity of the local road network. The site is remote from housing, however, some (non-food) retail outlets (and Taverham High School) are within walking distance. There is a historic landfill site nearby, so potential contamination must be considered. The Wensum SAC and SSSI and another SSSI could potentially be impacted by development here. The site is not at risk of flooding, but enhancements to the waste water treatment capacity may be required. The site is not in a designated landscape, there are no listed buildings nearby, there would be no loss of publicly accessible open space or high quality agricultural land. Although there are some constraints to 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**

## Parish: Attlebridge Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2144

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

# Parish: Aylsham Suitability Assessment

**Site reference: GNL2059**

**Site area (Ha): 1.32**

**LOCATION: Cawston Road/Norwich Road**

**PROPOSED DEVELOPMENT:  
Residential development (15-20 dwellings  
proposed)**

**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	Red
Compatibility with Neighbouring Uses	Green

## SITE SUITABILITY CONCLUSIONS

This is a 1.32 ha site promoted for 15-20 dwellings, accessed directly from the A140, to the south of Aylsham. Initial Highways Authority advice has raised concern about the forming an acceptable site access and the suitability of the road network. There being possible implications for the road network in having another access close to the roundabout junction of the A140 and B1145. The site is beyond the existing built edge of Aylsham, which is defined by the A140/B1145, but services including schools, bus stops, employment and retail in the Town are within an accessible distance. No absolute constraints are identified as to contaminated land, flood risk or utilities infrastructure crossing the site. Whilst not likely to preclude development, a consideration is that the site is within the 3,000 metre SSSI impact zone for Cawston and Marsham Heaths. In conclusion, the site is considered suitable for the land availability assessment, but with the site access arrangements being a subject for which more information is needed.

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

## Parish: Aylsham

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2059

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

# Parish: Aylsham Suitability Assessment

**Site reference: GNLP2060**

**Site area (Ha): 0.98**

**LOCATION: West of A140**

**PROPOSED DEVELOPMENT:  
Residential development (20 dwellings  
proposed)**

**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	Red
Compatibility with Neighbouring Uses	Amber

## SITE SUITABILITY CONCLUSIONS

This is a 0.98 ha site promoted for approximately 20 dwellings, accessed directly from the A140, to the east of Aylsham. Initial Highways Authority advice has raised concern about forming an acceptable site access and the suitability of the road network. There being implications for the road network in having another access point along the A140. Alternatively, this site could be accessed via neighbouring land promoted for development, but it is not apparent from the submitted information that such negotiation is taking place. The site is beyond the existing built edge of Aylsham, but services including schools, bus stops, employment and retail in the Town are within an accessible distance. No absolute constraints are identified as to contaminated land, flood risk or utilities infrastructure crossing the site. Landscaping and acoustic mitigations could be required next to the A140, and other general considerations may include utility and infrastructure upgrades, as well as management of surface water flood risk. In conclusion, the site is considered suitable for the land availability assessment, but with the site access arrangements being a subject for which more information is needed.

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

## Parish: Aylsham

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2060

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

# Parish: Blofield Suitability Assessment

Site reference: GNL2020

Site area (Ha): 0.39

LOCATION: Blofield Lodge

PROPOSED DEVELOPMENT:  
Residential development (unspecified number)

District: Broadland

## 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	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

## SITE SUITABILITY CONCLUSIONS

This is a 0.39 ha greenfield site south-west of the junction between Bullacebush Lane and Plantation Road. The site is in open countryside between Blofield Heath and Blofield and so is not particularly well-related to services and would lead to a disconnected form of development. Whilst the primary school and GP surgery in Blofield are little more than 500 metres away, Plantation Road has no footpath beyond the A47 bridge and a 60 MPH speed limit. Highway improvements would likely be necessary to form an acceptable access into the site. An area through the centre of the site is vulnerable to surface water flooding but there is also a reasonable prospect that any arising impacts could be mitigated. Despite the constraints and limitations, 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**

## Parish: Blofield

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2020

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

# Parish: Blofield Suitability Assessment

Site reference: GNL2024

Site area (Ha): 1.26

LOCATION: Manor Park

PROPOSED DEVELOPMENT:  
Residential development (unspecified number)

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 is a 1.26 ha site that forms part of the existing BLO1 allocation (south of the A47 and north of Yarmouth Road). Considerations exist over how this portion of the site relates to the rest of the BLO1 allocation and the extent to which a mix of employment, commercial and residential uses is necessary. The site is concluded suitable for the land availability assessment however it is subject to an existing allocation for housing, and it will not contribute any additional development capacity for the purposes of the HELAA analysis and is therefore marked as unsuitable.

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

## Parish: Blofield

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2024

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

# Parish: Blofield Suitability Assessment

**Site reference: GNLP2080**

**Site area (Ha): 2.65**

**LOCATION: Dawson's Lane**

**PROPOSED DEVELOPMENT:  
Residential development (42 dwellings  
proposed)**

**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

This a 2.65 ha greenfield site off Dawson’s Lane and Laundry Lane, just north of Blofield Corner Road, and adjacent to the settlement boundary. The proposed access via Dawson’s Lane would need upgrading through the development process, as currently it is a narrow track with an unmade surface. Generally in Blofield Heath the road network is constrained and there is a lack of footpath provision. Land in this area is often of a high agricultural quality as well. As to the site itself, the constraints appear possible to mitigate, and it is concluded suitable for the land availability assessment.

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

## Parish: Blofield

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2080

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

# Parish: Blofield Suitability Assessment

**Site reference: GNL2085**

**Site area (Ha): 1.15**

**LOCATION: Between Yarmouth Rd & A47**

**PROPOSED DEVELOPMENT:  
Residential development (30 dwellings proposed)**

**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 is a 1.15 ha greenfield site off Yarmouth Road, along a private drive, and adjacent to the settlement boundary. Initial highway advice suggests that there is no obvious means of accessing the site however the promotor explains that discussions are ongoing with a neighbouring property owner and Norfolk County Council to secure a vehicular access in to the site (see the assessment for site GNL2149). To the north the site is bounded by the A47; to south it is adjacent to the settlement boundary; and, to the west is an ongoing development by Norfolk Homes. Landscaping and acoustic mitigations could be required next to the A47, and other general considerations may include utility and infrastructure upgrades, as well as management of surface water flood risk. The amount of development that can be achieved off a private drive is usually limited, but subject to ongoing discussions being able to resolve the access concerns 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**

## Parish: Blofield

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2085

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

# Parish: Blofield Suitability Assessment

**Site reference: GNLP2149**

**Site area (Ha): 0.5**

**LOCATION: North of Yarmouth Road**

**PROPOSED DEVELOPMENT:  
Residential development (5+ proposed)**

**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 is a 0.5 ha greenfield site off Yarmouth Road, along a private drive, and adjacent to the settlement boundary. The site is promoted in its own right for four dwellings and open space. This site could also serve as access to site GNLP2085 that is under the same ownership. General considerations may include utility and infrastructure upgrades, but the overriding concern is the access. The amount of development that can be achieved off a private drive is usually limited, but subject to being able to resolve the access concerns 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**

## Parish: Blofield

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2149

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

# Parish: Blofield Suitability Assessment

**Site reference: GNL2161**

**Site area (Ha): 0.9**

**LOCATION: Norwich Camping & Leisure**

**PROPOSED DEVELOPMENT:  
Residential development (unspecified  
number)**

**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	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

## SITE SUITABILITY CONCLUSIONS

This is a 0.9 ha site on the Yarmouth Road to the east of the village. The site partially encompasses the service yard into Norwich Camping and Leisure, including the access used for deliveries. The neighbouring Icení Homes development is well-advanced, creating a continuous built edge to site GNL2161 on the southern side of Yarmouth Road. The site does not have any constraints that appear insurmountable through the development process. Further information is needed, however, on how potential development of this site relates to the ambitions for the Norwich Camping and Leisure business. The site is concluded as suitable for the land availability assessment.

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

## Parish: Blofield

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2161

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

# Parish: Blofield Suitability Assessment

Site reference: GNLP2172

Site area (Ha): 3.9

LOCATION: South of Blofield House

PROPOSED DEVELOPMENT:  
Residential development (85 dwellings proposed)

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

This is a 3.9 ha site in open countryside away from the settlement boundaries Blofield Heath and Blofield. 85 homes are promoted in part of the grounds and paddocks to the south of Blofield House. Access would be off Woodbastwick Road, and whilst not impossible, highway improvements would be required. The site is not particularly well-related to services and would lead to a disconnected form of development. The site is nearest to Blofield Heath, but nevertheless it is 1,100 metres to Hemblington Primary School; and, there is no connecting footpath along Woodbastwick Road. As well as infrastructure and utility upgrades that would likely be required, there are potential landscape and townscape considerations. Despite the constraints, 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**

## Parish: Blofield

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2172

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

# Parish: Brundall Suitability Assessment

**Site reference: GNLP2069**

**Site area (Ha): 8.67**

**LOCATION: East of Brundall Memorial Hall**

**PROPOSED DEVELOPMENT:  
Recreation and leisure**

**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 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**

## Parish: Brundall

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2069

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

# Parish: Brundall

## Suitability Assessment

Site reference: GNL2177

Site area (Ha): 0.28

LOCATION: 38 Strumpshaw Road

PROPOSED DEVELOPMENT:  
Residential development (6 dwellings proposed)

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	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

### SITE SUITABILITY CONCLUSIONS

This is a 0.28 ha site on the south side of Strumpshaw Road promoted for six dwellings, at the south-eastern edge of Brundall. The site is within an accessible distance of core services in the Village, and as an example is approximately 1,100 metres from Brundall Primary School. Initial highway evidence has raised no in principle objection, provided an acceptable access arrangement onto the Strumpshaw Road can be achieved. There are no concerns over potential contamination, ground stability, loss of open space or flood risk. Ecological constraints relate to the site's proximity to habitats in the Broads. The site is immediately next to the Broads Authority administrative area and within the 3,000 metre buffer distance to SAC (Special Area of Conservation), SPA (Special Protection Area), SSSI (Sites of Special Scientific Importance), Ramsar and National Nature Reserve designations. The constraints identified appear to have feasible mitigations and the site is concluded as suitable for the land availability assessment.

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

## Parish: Brundall

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2177

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

# Parish: Cawston Suitability Assessment

**Site reference: GNLP2134**

**Site area (Ha): 3.14**

**LOCATION: Heydon Road**

**PROPOSED DEVELOPMENT:  
Mixed use development, including 30 dwellings, care home, 900 sq m of commercial units**

**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	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

## SITE SUITABILITY CONCLUSIONS

Accessed off Heydon Road or Cawston Road, this greenfield site is adjacent to existing housing but separated from the main built-up part of Cawston by Marriotts Way and a recreation ground and nursery. It is promoted for mixed use development including 30 dwellings, a care home and 900 sqm of commercial units. Although separated from the village, the site is accessible to bus services, employment and Cawston Primary School, but the Highways Authority state that based on initial evidence, the site is considered to be remote, with further concerns about access and the local road network. The northern half of the site is on Grade 2 agricultural land, and there is a conservation area and listed buildings within 400m, although development may not affect these. There is a SAC/SSSI within 3km which may require mitigation and sewerage infrastructure upgrades may be required. There are no known constraints from utilities infrastructure, contamination/ground stability or flood risk, and there would be no loss of public open space. Although the site has some constraints, it is considered suitable for the land availability assessment.

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

## Parish: Cawston

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2134

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

# Parish: Coltishall Suitability Assessment

**Site reference: GNLP2019**

**Site area (Ha): 1.43**

**LOCATION: South of rail line**

**PROPOSED DEVELOPMENT:  
Residential development (20-25 dwellings  
proposed)**

**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	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

## SITE SUITABILITY CONCLUSIONS

This is a 1.4 ha site promoted for 20-25 dwellings, accessed from Rectory Road, via a site in the same ownership with outline permission (ref: 20170075). Initial Highway Authority advice has raised concern about forming an acceptable site access and the suitability of the road network. The site is well-related to the centre of Coltishall, where there is a primary school, doctors surgery, bus stops, and shops. No absolute constraints are identified as to contaminated land, flood risk or utilities infrastructure crossing the site. Whilst not likely to preclude development, an ecological consideration is that site is within the 3,000 metre radius of a SSSI (Site of Scientific Interest) and the Broads Authority Area is 700 metres to the south-east. In townscape terms, the Coltishall conservation area is 300 metres to the east. The constraints identified are likely to have possible mitigations and so the site is concluded as suitable for the land availability assessment.

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

## Parish: Coltishall

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2019

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

# Parish: Coltishall

## Suitability Assessment

**Site reference: GNLP2072**

**Site area (Ha): 1.12**

**LOCATION: East of High Street, north of Church Street**

**PROPOSED DEVELOPMENT:  
Residential development (15 dwellings proposed)**

**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	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 1.12 ha site promoted for 15 dwellings, accessed from Church Street. Initial Highways Authority advice has indicated the site's potential acceptability. The site is well-related to the centre of Coltishall, where there is a primary school, doctors surgery, bus stops, and shops. No absolute constraints are identified as to contaminated land, flood risk or utilities infrastructure crossing the site. Some development potential could though be curtailed by the trees on site that are protected by TPO (Tree Preservation Order). In townscape terms, the site falls partially within the Coltishall Conservation Area and there are listed buildings nearby, notable the Grade II\* Old House. Whilst not likely to preclude development, an ecological consideration is that site is within the 3,000 metre radius of a SSSI (Site of Scientific Interest) and the Broads Authority Area is 100 metres to the south. The constraints identified are likely to have possible mitigations and so the site is concluded as suitable for the land availability assessment.

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

## Parish: Coltishall

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2072

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

# Parish: Drayton Suitability Assessment

Site reference: GNL2027

Site area (Ha): 0.83

LOCATION: 94 Fakenham Road

PROPOSED DEVELOPMENT:  
Residential development (5 dwellings proposed)

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	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 0.83 ha site is located north of Fakenham Road. The site is not at risk of flooding and initial highway evidence suggests that access and transport is adequate. The site is adjacent to a woodland which holds a tree preservation order. Additional environmental constraints are that the northern boundary of the site is located on the boundary of the Marriott's Way County Wildlife Site, which would require significant mitigation. The site is also near to a Grade II listed building. Despite the constraints, 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**

## Parish: Drayton Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2027

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

# Parish: Felthorpe Suitability Assessment

**Site reference: GNL2009**

**Site area (Ha): 1.99**

**LOCATION: Swannington Lane**

**PROPOSED DEVELOPMENT:  
Residential development (15-20 dwellings proposed)**

**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	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 south-west of Felthorpe village, accessed from Felthorpe Road but adjacent to existing development on Taverham Road. According to the Highways Authority, initial evidence shows the site to be remote, with concerns over access and the capacity of the local road network. However, there are bus services, some local employment and some non-food retail within walking distance. The site has a strip of land at risk of surface water flooding, which could be avoided, but may affect access decisions. The Wensum SAC and SSSI and another SSSI could potentially be impacted by development here. There are no known constraints from utilities infrastructure or contamination/ground stability. Enhancements to the waste water treatment capacity may be required. The site is not in a designated landscape. Development would not result in the loss of any publicly accessible open space or high quality agricultural land. Although there are some constraints to 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**

## Parish: Felthorpe Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2009

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

# Parish: Felthorpe Suitability Assessment

**Site reference: GNLP2012**

**Site area (Ha): 0.63**

**LOCATION: Brand's Lane**

**PROPOSED DEVELOPMENT:  
Residential development (5 houses  
proposed)**

**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	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 is to the east of Brands Lane, adjacent to another proposed site but poorly related to existing development. According to the Highways Authority, initial evidence shows the site to be remote, with concerns over access and the capacity of the local road network. The site has no key services within walking distance, but also no listed buildings, conservation area etc. The Wensum SAC and SSSI and another SSSI could potentially be impacted by development here. There are no known constraints from utilities infrastructure or contamination/ground stability, but the road is at risk of surface water flooding, which may affect access to the site. Enhancements to the waste water treatment capacity may be required, but the site is not in a designated landscape. Development would not result in the loss of any publicly accessible open space or high quality agricultural land. Although the site is relatively unconstrained its lack of accessibility to core services would be difficult to mitigate and therefore 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**

## Parish: Felthorpe Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2012

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

# Parish: Foulsham Suitability Assessment

**Site reference: GNLP2001**

**Site area (Ha): 2.8**

**LOCATION: The Hawthorns**

**PROPOSED DEVELOPMENT:  
Residential development (5-6 dwellings  
proposed)**

**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	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 some distance north of Foulsham village, to the east of Hindolveston Road, and includes an electricity sub-station and potential habitat. Initial highways evidence suggests the site is considered remote, with further concerns over achieving a suitable access, and the capacity of local roads. However, the site is accessible to local employment and retail. There are areas at risk of surface water flooding within site and along road, which would need mitigation and may affect access decisions. Sewerage infrastructure upgrades may be required. A designated species point (badger) lies within site and there is a SAC/SSSI within 3km. However, there are no known constraints from utilities infrastructure, contamination/ground stability, and there would be no loss of public open space or impact on designated landscapes or townscapes. Although the site has some constraints, it is considered suitable for the land availability assessment.

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

## Parish: Foulsham Availability and Achievability Assessment

### Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified 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	

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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 GNLP2001

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

# Parish: Freethorpe Suitability Assessment

**Site reference: GNLP2033**

**Site area (Ha): 0.47**

**LOCATION: Rear of 75 The Green**

**PROPOSED DEVELOPMENT:  
Residential development (20 dwellings  
proposed)**

**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	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

## SITE SUITABILITY CONCLUSIONS

This is a 0.47 ha site, to the rear of the vacant garage site on The Green, towards the north of the Village. Initial Highway Authority advice raises concern about the access but the promoter states that access could be via the garage site that has outline permission for 19 homes (ref: 20160632). Facilities in the Village, including the primary school, are within an access distance, plus there are bus stops nearby. No absolute constraints are identified as to contaminated land, flood risk or utilities infrastructure crossing the site. In townscape terms, a 'backland' site of the density proposed would be contrary to the prevailing built form of the Village. There are two Grade II listed properties immediately to the east that front The Green. Ecological constraints relate to the site's proximity to habitats in the Broads. The site is 1,300 metres from the Broads Authority administrative area and within the 3,000 metre buffer distance to SAC (Special Area of Conservation), SPA (Special Protection Area), SSSI (Sites of Special Scientific Importance), Ramsar and National Nature Reserve designations. Whilst the constraints identified may limit the potential for 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**

## Parish: Freethorpe Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2033

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

# Parish: Freethorpe Suitability Assessment

**Site reference: GNLP2034**

**Site area (Ha): 1.51**

**LOCATION: South of Bowlers Close**

**PROPOSED DEVELOPMENT:  
Residential development (50 dwellings  
proposed)**

**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	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

## SITE SUITABILITY CONCLUSIONS

This is a 1.51 ha site, to the south of Bowlers Close, at the southern edge of the Village. Initial Highway Authority advice raises concern about the access but the promoter states access could be via an existing dwelling plot in their ownership. Facilities in the Village, including the primary school, are within an access distance, plus there are bus stops nearby. No absolute constraints are identified as to contaminated land, flood risk or utilities infrastructure crossing the site. Ecological constraints relate to the site's proximity to habitats in the Broads. The site is 1,500 metres from the Broads Authority administrative area and within the 3,000 metre buffer distance to SAC (Special Area of Conservation), SPA (Special Protection Area), SSSI (Sites of Special Scientific Importance), Ramsar and National Nature Reserve designations. Whilst not necessarily a HELAA constraint, it is noted that this site could be prominent in the open landscape, but that an existing tree belt planted along the southern boundary could provide some screening. Whilst the constraints identified may limit the potential for 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**

## Parish: Freethorpe Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2034

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

# Parish: Frettenham Suitability Assessment

**Site reference: GNLP2076**

**Site area (Ha): 0.39**

**LOCATION: Adjacent 10 Buxton Road**

**PROPOSED DEVELOPMENT:  
Approximately 5 additional business units**

**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	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

## SITE SUITABILITY CONCLUSIONS

This part-brownfield site is proposed for an extension of the adjacent industrial site, to comprise 5 additional business units. The site is on Buxton Road, closely related to the built-up part of Frettenham, with reasonable access to a workforce, bus services and also Frettenham Primary and Spixworth Infant Schools. According to the Highways Authority, initial evidence shows the site to be remote, with concerns over access and the capacity of the local road network. The site is a historic landfill site, so there may be contamination or land stability issues, and it lies within 3km of a SAC/SPA/Ramsar/SSSI at Crostwick Marsh, which may require some mitigation. There are no flood issues, no concerns over sensitive landscapes or townscapes, and no constraints over utilities infrastructure. There would be no loss of publicly accessible open space or high quality agricultural land. Although there are some constraints to 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**

## Parish: Frettenham

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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

#### Overall Conclusions for Site GNLP2076

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

# Parish: Frettenham Suitability Assessment

**Site reference: GNLP2078**

**Site area (Ha): 1.42**

**LOCATION: Adjacent 10 Buxton Road**

**PROPOSED DEVELOPMENT:  
Residential development (25 dwellings  
proposed)**

**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	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

## SITE SUITABILITY CONCLUSIONS

This part-brownfield site is proposed for housing, and it lies to the east of Buxton Road, closely related to the built-up part of Frettenham, with access to bus services, local employment (at the adjacent industrial site) and Frettenham Primary and Spixworth Infant Schools. According to the Highway Authority, initial evidence shows the site to be remote, with concerns over access and the capacity of the local road network. The site partially covers a historic landfill site, so there may be contamination or land stability issues, and it lies within 3km of a SAC/SPA/Ramsar/SSSI at Crostwick Marsh, which may require some mitigation. There are no flood issues, no concerns over sensitive landscapes or townscapes, and no constraints over utilities infrastructure. There would be no loss of publicly accessible open space or high quality agricultural land. Depending on the precise uses at the adjacent site, there may need to be some degree of separation between this and the housing proposed. Although there are some constraints to 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**

## Parish: Frettenham Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2078

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

# Parish: Great and Little Plumstead Suitability Assessment

**Site reference: GNLPO420R**

**Site area (Ha): 0.57**

**LOCATION: Land at Hare Road**

**PROPOSED DEVELOPMENT:  
Residential development Residential  
development of 10-15 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	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 has been significantly reduced in size and scale. A linear (ribbon) development fronting onto Hare Road would broadly repeat the existing pattern of development on the opposite side of the road. Conservation colleagues have raised concerns about landscape impacts. Submission does not propose extending development along the road beyond the limits of the existing built form opposite. Extending meaningfully beyond edge of built form would have larger impacts. Landscape impacts are likely to be localised and do not impact significantly on Landscape Character sensitivities. Landscape and townscape impacts have been revised to Green. Highway Authority has objections because of access and network concerns. At this stage it is has not been deemed these are unresolvable, although Hare Road is narrow at only 5.5m wide. Availability of utilities remains unclear but no reason to consider these insurmountable. Although the site has some constraints it is considered suitable for the land availability assessment. However as the site has already been assessed for the purposes of the original HELAA it will not contribute any additional capacity to the HELAA addendum, without double counting, and has therefore been marked as unsuitable.

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

## Parish: Great and Little Plumstead Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP0420R

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

# Parish: Great and Little Plumstead Suitability Assessment

**Site reference: GNLPO441R**

**Site area (Ha): 1.97**

**LOCATION: Land at Middle Road**

**PROPOSED DEVELOPMENT:  
Residential development (30 dwellings  
proposed) with associated access.**

**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	Amber
Compatibility with Neighbouring Uses	Green

## SITE SUITABILITY CONCLUSIONS

Site has been reduced by half. Nonetheless, a modest estate scale block of residential development to the west of Gt Plumstead will impact on the existing agricultural landscape setting to the Gt Plumstead, and create a potentially harsher urban edge. This could be mitigated to some extent through good quality landscaping. Whilst not consistent with the built form of Gt Plumstead on its western side, the site is not adjacent townscape that is considered to be of particular sensitivity. Highway Authority has raised objections because of access and network concerns. At this stage it is has not been deemed these are unresolvable. Availability of utilities remains unclear but no reason to consider these insurmountable. Although the site has some constraints it is considered suitable for the land availability assessment. However as the site has already been assessed for the purposes of the original HELAA it will not contribute any additional capacity to the HELAA addendum, without double counting, and has therefore been marked as unsuitable.

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

## Parish: Great and Little Plumstead Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP0441R

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

# Parish: Gt & Lt Plumstead Suitability Assessment

Site reference: **GNLP2040**

Site area (Ha): **7.64**

LOCATION: **South of Broad Lane**

PROPOSED DEVELOPMENT:  
**Residential development (unspecified number)**

District: **Broadland**

## CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Green
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	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Amber

## SITE SUITABILITY CONCLUSIONS

Site is well related to Rackheath Village and the services within it. The site location adjacent to the village and separated from the wider rural landscape by planned development sites, the NDR and railway line results in a neutral impact on landscape sensitivities and there are not considered to be any significant townscape, or historic environment impacts. Albeit that it should be noted that conservation colleagues have raised some concerns about the impact on the setting of Dairy Farm and Thorpe End. The Highway Authority has not raised any concerns. Pedestrian and Cycle facilities linking to existing and planned foot and cycleways would be necessary. If only a single point of access can be achieved then this may limit the scale of development. It is understood that there may be a gas pipeline across the frontage of the site, further investigation would be required to establish its presence and any resultant impact on development. A small area of the site is effected by surface water floodrisk and a drainage strategy would be necessary to address this issues. None of the issues are expected to be insurmountable and in broad terms the site appears suitable for the land availability assessment.

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

## Parish: Gt & Lt Plumstead Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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

### Overall Conclusions for Site GNLP2040

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

# Parish: Gt & Lt Plumstead Suitability Assessment

Site reference: GNL2107

Site area (Ha): 1.62

LOCATION: Land to the north of

PROPOSED DEVELOPMENT:  
Office, agricultural storage, car park

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	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

## SITE SUITABILITY CONCLUSIONS

The proposal appears to be the extension of an existing use on site. There are legitimate concerns about the nature of the local highway network and accessibility of the site that have been raised by the Highway Authority. It should be noted however that the site is well related to the Little Plumstead development and has decent off carriageway facilities for pedestrians and cyclists that connect to the villages of Great and Little Plumstead. There are particular heritage sensitivities because of the presence of listed buildings on the site. This would mean that any development would need to be carefully designed. There are no other obvious constraints 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**

## Parish: Gt & Lt Plumstead Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2107

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

# Parish: Gt Witchingham Suitability Assessment

**Site reference: GNLP2184**

**Site area (Ha): 5**

**LOCATION: Bernard Matthews South Site**

**PROPOSED DEVELOPMENT:  
Residential development (150 dwellings  
proposed)**

**District:** Broadland

## CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Red
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	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

## SITE SUITABILITY CONCLUSIONS

This is a 5 ha site to the east of Lenwade, on the south side of Hall Road, proposed for 150 dwellings. Currently, the land is a derelict industrial site formerly used by Bernard Matthews. In highways terms, improvements could be required, but the local road has served the former poultry processing unit and there is an access to the site from Hall Road. The site is beyond the built edge of Lenwade and there are no footpaths along Hall Road. As to townscape considerations, an impact could be upon the setting of the Grade II Great Witchingham Hall to the west. 200 metres to the south is the River Wensum Special Area of Conservation, with Sites of Special Scientific Interest and County Wildlife Site designations. As a brownfield site, there is possible contamination, ground stability considerations, and managing surface flood risk. The site has no accessibility to core services, this would be difficult to mitigate and so 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**

## Parish: Gt Witchingham Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2184

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

# Parish: Hainford Suitability Assessment

**Site reference: GNLP2035**

**Site area (Ha): 2.31**

**LOCATION: East of Cromer Road**

**PROPOSED DEVELOPMENT:  
Residential development (25 dwellings  
proposed)**

**District: Broadland**

## 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	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 2.31 ha site is located west of Cromer road. Initial highway evidence considers the site to have access limitations as it is remote from housing for non-residential development so development here would be likely to result in an increased use of unsustainable transport modes. therefore, mitigation would be required. Other constraints relate to an an historic landfill site to the south of the site, nearby Grade II listed buildings, two nearby protected woodlands and a designated species point. In addition to a small portion of the site being at high risk of surface 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**

## Parish: Hainford

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2035

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

# Parish: Hainford Suitability Assessment

Site reference: GNLP2162

Site area (Ha): 2.5

LOCATION: Between Harvest Close

PROPOSED DEVELOPMENT:  
Residential development (600 dwellings proposed) plus open space

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 2.5 ha site is located north of Harvest Close. The Highway Authority consider the local road network to be unsuitable either in terms of road or junction capacity, or lack of footpath provision, therefore, mitigation would be required. Other constraints relate to an nearby 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**

## Parish: Hainford

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2162

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

# Parish: Hellesdon

## Suitability Assessment

Site reference: GNLP2025

Site area (Ha): 0.38

LOCATION: 296 Drayton High Road

PROPOSED DEVELOPMENT:  
Residential development (5 dwellings proposed)

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	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 0.38 ha site for 5 dwellings accessed directly from the Drayton High Road. Whilst adjacent to the newly completed Carrowbreck scheme the site is on the largely undeveloped western (River Valley side) of the Drayton High Road with potential landscape implications. Development would entail the demolition of an existing property and there are mature trees on the site. Initial highway evidence has raised access and network concerns, however for the purposes of this assessment it is considered that there is a possibility that these could be mitigated. The site has an existing access, and although there is a potential impact for the functioning of the A1067 from more vehicles entering or leaving the site there are many other access points along this 40 MPH section of the Drayton High Road. Other constraints are that part of the site is vulnerable to surface water flooding at 1 in 100 chance and that there are environmental designations with 3,000 metres. Immediately to the west is the river valley, leading to County Wildlife Sites, Sites of Special Scientific Interest, and the Wensum Special Area of Conservation. 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**

## Parish: Hellesdon

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2025

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

# Parish: Hellesdon Suitability Assessment

**Site reference: GNLP2142**

**Site area (Ha): 5.71**

**LOCATION: West of Hellesdon Park  
Industrial Estate**

**PROPOSED DEVELOPMENT:  
Extension to industrial estate, open space,  
burial ground, car park for church**

**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	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Amber

## SITE SUITABILITY CONCLUSIONS

This is a 5.71 ha site proposed for commercial uses to extend the existing Hellesdon Park Industrial Estate, with an access proposed from Alston Road. The exact mix of uses proposed is B1 (office), B2 (industrial) and B8 (storage), totalling 8,000 sqm of commercial floorspace. Other promoted land would be available for open space and outdoor sports facilities, as well as car parking to serve St Mary's Church and an extension to the burial ground. An important constraint is the Health and Safety Executive Safeguarding Zone surrounding Briar Chemicals that impinges on much of this site and would exclude the possibility of residential development. However, given the existing surrounding developments, a mixture of commercial, community and open spaces use is likely to be acceptable, subject to detailed consultation. Other constraints relate to the trees on site, especially along Low Road, and the topography of the land. 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**

## Parish: Hellesdon

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2142

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

# Parish: Hellesdon Suitability Assessment

**Site reference: GNLP2173**

**Site area (Ha): 2.11**

**LOCATION: Rear of Heath Crescent**

**PROPOSED DEVELOPMENT:  
Residential development (35-50 dwellings  
proposed) plus retention of bowls green**

**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	Amber
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

## SITE SUITABILITY CONCLUSIONS

This is a 2.11 ha site proposed for 35-50 dwellings. The land is owned by Jarrolds & Sons Ltd and was used as a sports and social club until 2016. For the open space that is to be retained access could still be via Heath Road. A new access, secured by demolishing an existing property, could be via Prince Andrew Road. Despite the need for further information, there is nevertheless the potential for creating a suitable access. The other major concern is the loss of designated open space. Yet on the basis that the land is privately owned, and it is to be demonstrated that alternative provision could not be made, the site is considered suitable for the land availability assessment.

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

## Parish: Hellesdon

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2173

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

# Parish: Hellesdon / Horsford Suitability Assessment

**Site reference: GNLPO332R**

**Site area (Ha): 64**

**LOCATION: Reepham Road/Cromer Road**

**PROPOSED DEVELOPMENT:**  
**Residential development and public open space. Part of the 49ha site is within the airport public safety zone.**

**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 64 hectare site that is bounded by the Reepham Road and Cromer Road, on the edge of Hellesdon but largely in the parish of Horsford. The revised site boundary combines what was originally promoted as the 49 ha GNLPO332 and the 36.8 ha GNLPO333. The main difference being that approximately 21.8 ha adjacent to the Reepham Road, which was part of GNLPO333, is no longer promoted. The scheme comprises residential development of 600-700 homes south of the Airport Safety Zone, a commercial scheme to the north-east facing the Broadland Northway (A1270), and green infrastructure over the remaining land. Development is presented as a single masterplan, by the same promoter, with land to the west of Reepham Road (GNLPO334R). 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 Broadland Northway. 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. However, because the site was previously assessed for the original HELAA it will not contribute any additional capacity to this HELAA addendum and has therefore been marked as unsuitable.

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

## Parish: Hellesdon / Horsford Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP0332R

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

# Parish: Hellesdon / Horsford Suitability Assessment

**Site reference: GNLPO334R**

**Site area (Ha): 11.7**

**LOCATION: West of Reepham Road**

**PROPOSED DEVELOPMENT:  
Residential development (128-192 dwellings proposed)**

**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	Amber

## SITE SUITABILITY CONCLUSIONS

This 11.7 ha site promoted for 250-300 homes is immediately north-west of Hellesdon’s existing built edge, although the site is in the parish of Horsford. Since its original submission, the boundary of the site has been increased northwards along the Reepham Road from 6.4 ha to 11.7 ha. Development is presented as a single masterplan, by the same promoter, with site GNLPO332R (land between Reepham Road and Cromer Road). In terms of constraints, 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 but the area of land already considered through the original HELAA assessment must not be doublecounted in this addendum

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

## Parish: Hellesdon / Horsford Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP0334R

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

# Parish: Hevingham Suitability Assessment

**Site reference: GNLP2002**

**Site area (Ha): 1.13**

**LOCATION: 6 The Turn**

**PROPOSED DEVELOPMENT:  
Residential development (15+ dwellings  
proposed)**

**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 mostly greenfield site lies some distance west of Hevingham village, south of The Heath and west of The Turn, set behind existing housing and containing one dwelling. Initial highways evidence suggests the site is considered remote, with further concerns over access and the local road network. However, the site is within walking distance of Hevingham Primary School. 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 known issues in relation to utilities infrastructure, contamination/ground stability or flood risk. Development would not have a significant impact on heritage assets or designated landscapes. However, the site is close to Buxton Heath SAC/SSSI. Subject to resolving 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**

## Parish: Hevingham

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2002

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

# Parish: Heydon Suitability Assessment

Site reference: GNL2132

Site area (Ha): 0.19

LOCATION: Off The Street

PROPOSED DEVELOPMENT:  
Residential development (5 dwellings proposed)

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	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 0.19 ha site, at the southern edge of the hamlet, and on eastern side of The Street, promoted for 5 dwellings. Initial Highways Authority evidence has raised concerns about the site's access, the surrounding road network, and the remoteness from facilities. The historic village has facilities aimed towards the tourist market, but day-to-day facilities such as a shop or school are absent. No absolute constraints are identified as to flood risk or utilities infrastructure crossing the site, but some further consideration of possible land contamination from the previous use as a builders yard could be necessary. In terms of the built environment, particular regard will be needed to the site being in the Heydon/Salle Conservation Area, as well as the presence of nearby listed buildings (including the Grade I Church of St Peter and St Paul). In conclusion, the site is considered unsuitable for the land availability assessment as there is no accessibility to core services, although some consideration may be necessary to the private Estate's ongoing stewardship.

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

## Parish: Heydon Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2132

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

# Parish: Heydon Suitability Assessment

**Site reference: GNLP2140**

**Site area (Ha): 4.15**

**LOCATION: West of Earle Arms pub**

**PROPOSED DEVELOPMENT:  
Residential development (15 dwellings  
proposed) plus new water treatment  
works**

**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	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 4.15 ha site, on the western side of the hamlet, promoted for 15 dwellings with land for a new water treatment works to serve the whole Village. Initial Highways Authority evidence has raised concerns about the site's access, the surrounding road network, and the remoteness from facilities. The historic village has facilities aimed towards the tourist market, but day-to-day facilities such as a shop or school are absent. No absolute constraints are identified as to flood risk or utilities infrastructure crossing the site, but some further consideration could be necessary of those parts of where there are existing buildings and previous uses. In terms of the built environment, particular regard will be needed to the site being in the Heydon/Salle Conservation Area, as well as the presence of nearby listed buildings (including the Grade I Church of St Peter and St Paul). In conclusion, as there is no accessibility to core services, the site is considered unsuitable for the land availability assessment, although some consideration may be necessary to the private Estate's ongoing stewardship.

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

## Parish: Heydon Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2140

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

# Parish: Honingham Suitability Assessment

**Site reference: GNLPO415R A**

**Site area (Ha): 113.87**

**LOCATION: Honingham Thorpe**

**PROPOSED DEVELOPMENT:**

**Housing, as part of a strategic mixed use development consisting of commercial and residential areas, incorporating district centres composed of retail, community facilities, primary schools, open space, landscaping including wildlife corridors and country park/nature reserve, and associated infrastructure**

**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**

Site boundary has not changed - not reassessed

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

## Parish: Honingham

### 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:

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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 GNLP0415R A

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

# Parish: Honingham Suitability Assessment

Site reference: GNLPO415R B

Site area (Ha): 15

LOCATION: Honingham Thorpe

**PROPOSED DEVELOPMENT:**

Employment, as part of a strategic mixed use development consisting of commercial and residential areas, incorporating district centres composed of retail, community facilities, primary schools, open space, landscaping including wildlife corridors and country park/nature reserve, and associated infrastructure

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

Site boundary has not changed - not reassessed

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

## Parish: Honingham

### 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:

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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 GNLP0415R B

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

# Parish: Honingham Suitability Assessment

Site reference: GNLPO415R C

Site area (Ha): 53.36

LOCATION: Honingham Thorpe

**PROPOSED DEVELOPMENT:**

Employment, as part of a strategic mixed use development consisting of commercial and residential areas, incorporating district centres composed of retail, community facilities, primary schools, open space, landscaping including wildlife corridors and countrypark/nature reserve, and associated infrastructure

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

Site boundary has not changed - not reassessed

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

## Parish: Honingham

### 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:

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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 GNLP0415R C

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

# Parish: Honingham Suitability Assessment

**Site reference: GNLPO415R D**

**Site area (Ha): 85.53**

**LOCATION: Honingham Thorpe**

**PROPOSED DEVELOPMENT:**

**Housing, as part of a strategic mixed use development consisting of commercial and residential areas, incorporating district centres composed of retail, community facilities, primary schools, open space, landscaping including wildlife corridors and country park/nature reserve, and associated 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	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 south of the A and C sites, is partially within Marlingford & Colton parish and is proposed for housing. A small part of the site boundary has been revised in the north-west and south-east corners. The site 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, as a strategic site, a suitable access could be achieved and any impact on local roads could be mitigated. There is limited access to existing services, but the site is proposed as part of a strategic development which would address this. It is likely that the water supply and sewerage network would need to be upgraded. There are no known constraints from utilities infrastructure. 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, although as the land has already been counted towards the figure in the original HELAA document it must not be doublecounted for the purposes of this HELAA addendum and has therefore been marked as unsuitable.

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

## Parish: Honingham

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP0415R D

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

# Parish: Honingham Suitability Assessment

**Site reference: GNLPO415R G**

**Site area (Ha): 10.65**

**LOCATION: Honingham Thorpe**

**PROPOSED DEVELOPMENT:**

**Housing, as part of a strategic mixed use development consisting of commercial and residential areas, incorporating district centres composed of retail, community facilities, primary schools, open space, landscaping including wildlife corridors and country park/nature reserve, and associated 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	AmberHors

## 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 southern boundary of the site has been revised. The site contains a narrow 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, as a strategic site, 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, although as the land has already been counted towards the figure in the original HELAA document it must not be double counted for the purposes of this HELAA addendum and has therefore been marked as unsuitable.

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

## Parish: Honingham

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP0415R G

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

# Parish: Honingham Suitability Assessment

**Site reference: GNLP2176**

**Site area (Ha): 3.74**

**LOCATION: North of Dereham Road**

**PROPOSED DEVELOPMENT:  
Residential development (55 dwellings  
proposed)**

**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 site lies to the south of Dereham Road, well-related to the existing village of Honingham. Initial highway evidence has indicated that a suitable access could be achieved, but there is no access to a school. There is a bus service within 800m and local retail, but few other services, although there is a proposal for a significant development nearby which may provide services. There are listed buildings nearby, the settings of which may be affected, but there are no sensitive townscapes or landscapes 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**

## Parish: Honingham

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2176

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

# Parish: Horsford Suitability Assessment

**Site reference: GNL0359R**

**Site area (Ha): 8.1**

**LOCATION: Land adjacent Drayton Lane**

**PROPOSED DEVELOPMENT:  
Residential development of up to 150 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 8.1 ha site to the south of Horsford village promoted for up to 150 dwellings. The boundary has been increased from 6.8 ha. The revised boundary encompasses part of site GNL0368 but it is noted that all the land in question has the same owner and promoter. Since the site's original promotion the road network associated to the Broadland Northway (A1270) is in place and a neighbouring site (west of the Holt Road) has outline permission for 84 dwellings (ref: 20170409). Initial advice from the Highways Authority has raised concern about Drayton Lane being sub-standard but for the purposes of this assessment it is considered that mitigation may be possible. In terms of the land availability assessment criteria, there are not considered to be any absolute constraints relating to landscape, biodiversity, townscape, and flood risk. The site is also beyond the River Wensum SSSI Impact Zone. Subject to finding acceptable mitigations, the site is considered suitable for the land availability assessment. However as the land has already been counted towards the figure in the original HELAA document it must not be double counted for the purposes of this HELAA addendum and has therefore been marked as unsuitable.

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

## Parish: Horsford

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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

#### Overall Conclusions for Site GNLP0359R

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

# Parish: Horsford Suitability Assessment

**Site reference: GNLP2133**

**Site area (Ha): 26.23**

**LOCATION: Glebe Farm North**

**PROPOSED DEVELOPMENT:  
Employment-led mixed use development**

**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	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

## SITE SUITABILITY CONCLUSIONS

This is a 26.23 ha site that is north-west of the Broadland Northway (A1270) junction with the Cromer Road (A140). The proposed scheme involves employment-led mixed use development with roadside retail, services, leisure, along with ancillary training and education facilities. Subject to highway mitigations and improvements suitable access points are likely to be achievable, most probably onto the Holt Road (B1149). The scale of the proposal raises various infrastructure and landscape matters that will require consideration. In terms of the land availability assessment criteria, there are not considered to be any absolute constraints relating to landscape, biodiversity, townscape, and flood risk. The site is also beyond the River Wensum SSSI Impact Zone. Subject to finding acceptable mitigations, the site is considered suitable for the land availability assessment.

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

## Parish: Horsford

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2133

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

# Parish: Horsford Suitability Assessment

Site reference: GNL2154

Site area (Ha): 2.3

LOCATION: South of Drayton Lane

PROPOSED DEVELOPMENT:  
Retail/car parking

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

This is a 2.3 ha site that is at the junction of the Holt Road and Brewery Lane, at the south of Horsford, for retail use. Subject to highway mitigations, and improvements, suitable access points are likely to be achievable, most probably onto the Holt Road (B1149). In terms of the land availability assessment criteria, there are not considered to be any absolute constraints relating to landscape, biodiversity, townscape, and flood risk. The site is also beyond the River Wensum SSSI Impact Zone. Subject to finding acceptable mitigations, the site is considered suitable for the land availability assessment.

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

## Parish: Horsford

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2154

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

# Parish: Horsford Suitability Assessment

Site reference: GNLP2160

Site area (Ha): 29.7

LOCATION: Green Lane

PROPOSED DEVELOPMENT:  
Residential development (600 dwellings proposed) plus open space and community woodland

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	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 29.7 ha site on the eastern side of the Village along Mill Lane promoted for up to 600 dwellings with public open space and a community woodland. Adjacent to the site is the primary school, a recently completed residential development, as well as an 11 ha site that is the subject of a full planning approval for 259 homes (ref. 20161770). Possible access points are Mill Lane and Green Lane but significant highways investment would likely be necessary. In terms of the land availability assessment criteria, there are not considered to be any absolute constraints relating to landscape, biodiversity, townscape, and flood risk. Such a major site will require infrastructure utilities improvements, as will ecology and heritage impacts need consideration. To the north is Horsford Woods County Wildlife site, in which there are two round barrows that are designated Scheduled Ancient Monuments. Subject to finding acceptable mitigations, the site is considered suitable for the land availability assessment.

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

## Parish: Horsford

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2160

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

# Parish: Horsham & Newton St Faith Suitability Assessment

**Site reference: GNLPO466R**

**Site area (Ha): 32.96**

**LOCATION: Land off the NNDR**

**PROPOSED DEVELOPMENT:  
Employment uses**

**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 is a 33 ha site proposed for employment use on greenfield land, revised up from a 9 ha site that was originally submitted. The site boundary is similar to the existing Policy HNF2 employment allocation for 35 ha in the Broadland Site Allocations Development Plan Document, other than excluding 2 ha at the south-east corner. The site has good proximity to the Broadland Northway (A1270) and Cromer Road (A140). Despite some potential access constraints, highways matters could be overcome through development. There are no concerns over potential flood risk, ecology, land contamination or ground stability. In terms of heritage matters, the Horsham St Faith Conservation Area is 300 metres to the north, and the St Faith Priory Scheduled Ancient Monument is 400 metres to the north. In conclusion, for the purposes of the HELAA analysis, the site has already been allocated for employment uses and it will not contribute any additional development capacity. It has therefore been marked as unsuitable for the purposes of the HELAA.

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

## Parish: Horsham & Newton St Faith Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP0466R

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

# Parish: Horsham St Faith Suitability Assessment

Site reference: GNL2021

Site area (Ha): 10.83

LOCATION: Oak Tree Farm

PROPOSED DEVELOPMENT:  
Residential development (unspecified number)

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	Amber

## SITE SUITABILITY CONCLUSIONS

This is 10 ha greenfield site, east of the built edge to Horsham St Faith, on the southern side of the Spixworth Road. Initial highway evidence suggests that the site is remote, although there is no footpath, both the pub and post office in Horsham St Faith are within 1 km, and the school is 1.1 km away. There may be potential access constraints on the site, but it is considered that these could be overcome through development. Another constraint is likely to be noise due to the proximity to Norwich International Airport. The constraints appear possible to mitigate and the site is concluded as suitable for the land availability assessment.

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

## Parish: Horsham St Faith Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2021

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

# Parish: Horsham St Faith Suitability Assessment

Site reference: GNL2030

Site area (Ha): 1.65

LOCATION: The Warren

PROPOSED DEVELOPMENT:  
Residential development (unspecified number)

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	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 a 1.65 ha greenfield site west of Manor Road with access from the Warren. The site is reasonably located to services in Horsham St Faith and the bus stop into Norwich is adjacent to the site on Manor Road. Initial highway evidence has highlighted potential access constraints to the site but some potential for improvement cannot be ruled out absolutely. The site is mostly within Flood Zone 2 and 3; with the northern section in Flood Zone 1. An ecological consideration is that immediately to the west is Horsham Meadows County Wildlife Site. As the majority of the site is within flood zones 2 and 3 it is concluded to be unsuitable for the purposes of the land availability assessment.

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

## Parish: Horsham St Faith Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2030

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

# Parish: Horsham St Faith Suitability Assessment

**Site reference: GNLP2141**

**Site area (Ha): 2.63**

**LOCATION: Manor Road/**

**PROPOSED DEVELOPMENT:  
Residential development (20-40 dwellings  
proposed)**

**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	Amber
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

## SITE SUITABILITY CONCLUSIONS

The is a 2.63 ha greenfield site situated between the Cromer Road (A140) to the west and Manor Road to the east. Initial Highways Authority advice has indicated that access could be possible, subject to the necessary improvements. There is a footpath on the opposite side of Manor Road and facilities like the school are within an accessible distance. There are no concerns over potential flood risk, ecology, land contamination or ground stability. Whilst not necessarily a HELAA constraint, the site occupies a prominent position next to the A140 so may require particular consideration to landscaping, design layout, and noise attenuation. In conclusion, the site is suitable for the land availability assessment.

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

## Parish: Horsham St Faith

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2141

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

# Parish: Marsham Suitability Assessment

Site reference: GNL2143

Site area (Ha): 1.97

LOCATION: South of Le Neve Road

PROPOSED DEVELOPMENT:  
Residential development (30 dwellings proposed) and extension to cemetery

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	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

The site lies to the south of Marsham village, south of Croft Lane, it overlays a previously promoted site and is proposed for residential development and extension to the adjacent cemetery. Initial evidence suggests the Highways Authority support the site, and it has access to bus services and Marsham Primary School but is also close to listed buildings including the church. 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 is a SAC and two SSSIs within 3km which may require mitigation. Development would not result in the loss of any locally protected public open space or high quality agricultural land, and there is no known constraint from utilities infrastructure, contamination or flood risk. Subject to the above constraints being mitigated, in principle the site is considered suitable for the land availability assessment. However, as it overlaps site GNL229, it will not be counted to avoid duplication and will therefore be marked as unsuitable.

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

## Parish: Marsham

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2143

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

# Parish: Rackheath Suitability Assessment

**Site reference: GNLP2037**

**Site area (Ha): 1.04**

**LOCATION: North-east of Green Lane West**

**PROPOSED DEVELOPMENT:  
Residential development (10 dwellings proposed)**

**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	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 1.04 ha site promoted for 10 dwellings, currently used for agriculture, fronting Green Lane West. The land is promoted for residential use and is next to existing site allocations GT16 (North Rackheath). Initial evidence from the Highway Authority has suggested the site is suitable, subject to achieving acceptable access improvements onto Green Lane West. The site is mostly greenfield but there are some existing structures that will be demolished and given the WWII heritage of Rackheath some site investigations are likely to be required. No constraints are identified relating to utilities crossing the site, loss of open space, or flood risk that would rule out development. The site is consequently concluded as suitable for the land availability assessment.

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

## Parish: Rackheath Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2037

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

# Parish: Rackheath Suitability Assessment

**Site reference: GNLP2092**

**Site area (Ha): 20.84**

**LOCATION: South of Salhouse Road**

**PROPOSED DEVELOPMENT:  
Residential development (unspecified number)**

**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	Green
Compatibility with Neighbouring Uses	Amber

## SITE SUITABILITY CONCLUSIONS

This is a large site of 20 ha, promoted for residential use, which has now been bisected by the Broadland Northway (A1270). Whilst beyond the built edge of Rackheath the site is within an accessible distance of core services in the Village and could in the future benefit from the transport improvements proposed along the Salhouse Road. However, main constraints are likely to be over site access, utilities capacity, and noise from the A1270. The eastern portion of the site is next to existing residential allocation GT19 that extends Rackheath. The western portion of the site is beyond the existing built edge of Thorpe End but is adjacent to other land also promoted for development. Access to both parts of the site would be from the Salhouse Road; but, initial Highway Authority evidence considers the site remote. The site's proximity to the Salhouse Road with Broadland Northway junction will have to be taken account into as well. No constraints are identified relating to utilities crossing the site or loss of open space, but the net developable area will likely be reduced by noise attenuation measures and a small area at 1 to 100 surface water flood risk. Of note, out of ecological and landscape interest, Rackheath Park and Bulmer Coppice Ancient Woodland are on the opposite side of Salhouse Road. Despite the constraints the site is considered suitable for the land availability assessment. The site includes the whole of GNLP0095 which was included in the original HELAA assessment, therefore this capacity will need to be deducted to avoid doublecounting

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

## Parish: Rackheath

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2092

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

# Parish: Rackheath Suitability Assessment

**Site reference: GNLP2166**

**Site area (Ha): 12.94**

**LOCATION: South of Salhouse Road**

**PROPOSED DEVELOPMENT:  
Residential development (216 dwellings  
proposed) plus 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	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 large site of 13 ha, promoted for approximately 216 dwellings, abutting the north-eastern edge of Thorpe End and next to the existing allocation GT7 (Land South of Salhouse Road). Access would be from the Salhouse Road; but, initial Highways Authority evidence considers the site remote. Whilst inside the route of the Broadland Northway (A1270), in distance terms the site is accessible to core services in Rackheath and could in the future benefit from the transport improvements proposed along the Salhouse Road. No constraints are identified relating to the loss of open space, but the net developable area will likely be reduced. As identified by the promotor, as well as a small area at 1 to 100 surface water flood risk, a gas pipeline runs underneath the site's south-west corner. Of note, out of ecological and landscape interest, Rackheath Park and Bulmer Coppice Ancient Woodland are on the opposite side of Salhouse Road. In conclusion, the site is concluded as suitable for the land availability assessment.

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

## Parish: Rackheath Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2166

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

# Parish: Reedham Suitability Assessment

**Site reference: GNLP2151**

**Site area (Ha): 0.36**

**LOCATION: North of Church Road**

**PROPOSED DEVELOPMENT:  
Residential development (6 dwellings  
proposed)**

**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

This is a 0.35 ha greenfield site that could lend itself to frontage development along Church Road. Access from Church Road would likely require highways alterations to be acceptable, but this could probably be overcome through development. The Highways Authority also raises concern about the surrounding road network. Pedestrian access to services is somewhat limited, as the site is peripheral to Reedham village, and there is no footpath along Church Road. Reedham Primary School is 900 metres away and the local shop is 1,000 metres away. In landscape terms, considerations are that the Broads Authority area is nearby, and Brickstone Carr County Wildlife Site is 120 metres to the east. Albeit a small site, some infrastructure upgrades could be required to serve the site, but there are no known constraints from contamination, ground stability, or flood risk. 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**

## Parish: Reedham

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2151

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

# Parish: Reedham Suitability Assessment

**Site reference: GNLP2175**

**Site area (Ha): 0.2**

**LOCATION: East of Witton Green**

**PROPOSED DEVELOPMENT:  
Residential development (5-6 dwellings  
proposed)**

**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

This is a 0.2 ha greenfield site that is promoted for 5-6 dwellings east of Witton Green. Witton Green is a narrow road but there is sporadic development on either side. Vehicular access to what is a greenfield site appears possible, and partly due to being a small site, likely highway alterations could probably be achieved through development. The Highways Authority raises concern about the surrounding road network. Pedestrian access to services is somewhat limited, as the site is peripheral to Reedham village, and there are no footpaths along Witton Green, Church Road, and Mill Road. Reedham Primary School is 1,100 metres away and the local shop is 1,200 metres away, but these distances could possibly be reduced by following off-road routes. In landscape terms, considerations are that the Broads Authority area is nearby. Some regard maybe needed as well as to the neighbouring Grade II listed Witton Green Farmhouse. Albeit a small site, some infrastructure upgrades could be required to serve the site, but there are no known constraints from contamination, ground stability, or flood risk. 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**

## Parish: Reedham

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2175

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

# Parish: Reepham Suitability Assessment

**Site reference: GNLP2026**

**Site area (Ha): 0.63**

**LOCATION: Orchard Lane**

**PROPOSED DEVELOPMENT:  
Residential development (5 dwellings  
proposed)**

**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	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 0.63 ha site is located east of Orchard Lane. Initial highway evidence suggests that there could be potential access constraints on the site and that the local road network is considered to be unsuitable but for the purposes of the HELAA it may be possible to mitigate these constraints. The site is near to multiple Grade II listed buildings. Other constraints relate to biodiversity and geodiversity as the site is adjacent to Marriott's Way, a county wildlife site and is within 500m of a an SSSI. These constraints would need mitigation but the site is concluded as suitable for the purposes of the land availability assessment.

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

## Parish: Reepham Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2026

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

# Parish: Reepham Suitability Assessment

**Site reference: GNLP2075**

**Site area (Ha): 7.34**

**LOCATION: Cawston Road**

**PROPOSED DEVELOPMENT:  
Residential development (unspecified  
number)**

**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	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

## SITE SUITABILITY CONCLUSIONS

This is a 7.34 ha site located between Reepham Road and Cawston Road. Initial highway evidence suggests that the local road network is considered to be unsuitable and access could be problematic. Access off Reepham Road is not favoured and there is no footway. The south and west of the site is at risk of surface flooding and the site is within 400m of one Grade II listed building. Additionally, half of the site is on Grade 2 agricultural land. Subject to being able to overcome the identified constraints, particularly access, the site is concluded as suitable for the land availability assessment.

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

## Parish: Reepham Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2075

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

# Parish: Sprowston Suitability Assessment

**Site reference: GNLP2178**

**Site area (Ha): 0.91**

**LOCATION: Lusher's Yard**

**PROPOSED DEVELOPMENT:  
Residential development (25 dwellings  
proposed)**

**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	Amber
Compatibility with Neighbouring Uses	Amber

## SITE SUITABILITY CONCLUSIONS

This 0.91 ha site is located off of Lushers Loke. Initial highway evidence suggests that the site access is considered to be unsuitable in terms of road capacity and due to the lack of footpath provision, although it may be possible to mitigate this for the purposes of the HELAA. There is a high risk of surface water flooding in the south east portion of the site. The site is a vacant employment site (a builder's yard) to the north the site is surrounded by housing but to the south the site borders a light industrial employment site which may not be compatible with this proposal. 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**

## Parish: Sprowston

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2178

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

# Parish: Strumpshaw Suitability Assessment

**Site reference: GNLP2017**

**Site area (Ha): 3.78**

**LOCATION: Mill Road**

**PROPOSED DEVELOPMENT:  
Residential development (unspecified  
number)**

**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	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

## SITE SUITABILITY CONCLUSIONS

This is a 3.78 ha greenfield site on the west side of the Mill Road, in Strumpshaw, for residential development. The northern part of the site has an existing hybrid planning permission (ref: 20151659) for 10 houses in outline and full permission for a community hall. Initial Highway Authority evidence has indicated concerns about the suitability of the road network. The site is accessible to core services in Strumpshaw and to those services on the southern edge of Lingwood. As an example, Lingwood Primary School is 1,400 metres away and there is a footpath along the Norwich Road between Strumpshaw and Lingwood. There are no known constraints in relation to contamination/ground stability or loss of any locally protected open space, but there is the potential loss of high quality agricultural land to consider and infrastructure improvements would likely be required. As to townscape matters, whilst not likely to preclude development, the Grade I Church of St Peter is 200 metres to the west. Ecological constraints relate to the site's proximity to habitats in the Broads. Although the site is 700 metres from the Broads Authority administrative area it is within the 3,000 metre buffer distance to SAC (Special Area of Conservation), SPA (Special Protection Area), SSSI (Sites of Special Scientific Importance), Ramsar and National Nature Reserve designations. Whilst particularly the road network could constrain development, the part of the site not covered by the existing planning permission is concluded as suitable for the land availability assessment.

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

## Parish: Strumpshaw Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2017

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

# Parish: Strumpshaw Suitability Assessment

**Site reference: GNLP2071**

**Site area (Ha): 0.28**

**LOCATION: Rear of 33 Norwich Road**

**PROPOSED DEVELOPMENT:  
Residential development (6 dwellings  
proposed)**

**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 0.28 ha site at the north-eastern edge of Strumpshaw proposed for six dwellings. A narrow access appears to be available between 33 and 35 Norwich Road, but the promotor discusses access being via two schemes already permitted (20131181 and 20171722) for a total of five dwellings. Initial Highway Authority evidence has indicated concerns about the suitability of the road network. The site is accessible to core services in Strumpshaw and to those services on the southern edge of Lingwood. As an example, Lingwood Primary School is 1,100 metres away and there is footpath along the Norwich Road between Strumpshaw and Lingwood. 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 likely be required to serve growth in this location. Ecological constraints relate to the site's proximity to habitats in the Broads. Although the site is 1,000 metres from the Broads Authority administrative area it is within the 3,000 metre buffer distance to SAC (Special Area of Conservation), SPA (Special Protection Area), SSSI (Sites of Special Scientific Importance), Ramsar and National Nature Reserve designations. Whilst particularly the road network could constrain 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**

## Parish: Strumpshaw Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2071

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

# Parish: Taverham Suitability Assessment

**Site reference: GNLP2047**

**Site area (Ha): 0.6**

**LOCATION: High Breck Farm**

**PROPOSED DEVELOPMENT:  
Residential development (5 dwellings  
proposed)**

**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	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

## SITE SUITABILITY CONCLUSIONS

This is a 0.6 ha site promoted for approximately five dwellings, accessed directly from Fir Covert Road. Initial Highway Authority advice has raised a query about footway linkages; but, it is feasible acceptable highways improvements could be secured by the development process. The site is well-related to services, including schools, bus stops, and retail (including a new Lidl store that is planned on Fir Covert Road). No absolute constraints are identified as to contaminated land, flood risk or utilities infrastructure crossing the site. To the south-west is the River Wensum, with its County Wildlife Sites, Sites of Special Scientific Interest, and the Wensum Special Area of Conservation. Whilst not likely to preclude development, a consideration is that the site is within the SSSI impact zone. In summary the site is suitable for the land availability assessment.

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

## Parish: Taverham

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2047

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

# Parish: Taverham Suitability Assessment

**Site reference: GNLP2050**

**Site area (Ha): 0.34**

**LOCATION: East of Fir Covert Road**

**PROPOSED DEVELOPMENT:  
Residential development (unspecified  
number)**

**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	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

## SITE SUITABILITY CONCLUSIONS

This is a 0.34 ha site for residential or business use accessed directly from Fir Covert Road. Initial Highway Authority advice has not raised any concerns and it is likely that a suitable access could be formed via the development process. The site is well-related to services, including schools, bus stops, and retail (including a new Lidl store that is planned opposite). No absolute constraints are identified as to contaminated land, flood risk or utilities infrastructure crossing the site. To the south-west is the River Wensum, with its County Wildlife Sites, Sites of Special Scientific Interest, and the Wensum Special Area of Conservation. Whilst not likely to preclude development, a consideration is that the site is within the SSSI impact zone. In summary the site is suitable for the land availability assessment.

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

## Parish: Taverham

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2050

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

# Parish: Taverham

## Suitability Assessment

**Site reference: GNLP2051**

**Site area (Ha): 1.31**

**LOCATION: 151 Taverham Road**

**PROPOSED DEVELOPMENT:  
Residential development (unspecified  
number)**

**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	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

### SITE SUITABILITY CONCLUSIONS

This is a 1.31 ha site for residential use at the southern edge of Taverham. Initial Highway Authority evidence has raised concern about forming an access with an acceptable visibility splay onto Taverham Road. The promotor mentions that the site access is either through the garden of no. 151 or to improve a section of Macks Lane. Either option brings challenges but improvements could be achievable with investment through the development process. Immediately to the south-west is the Wensum valley, leading to County Wildlife Sites, Sites of Special Scientific Interest, and the Wensum Special Area of Conservation. Whilst the access, and its proximity to the river Wensum, could limit development potential, the site is concluded as suitable for the land availability assessment.

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

## Parish: Taverham

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2051

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

# Parish: Taverham Suitability Assessment

**Site reference: GNLP2106**

**Site area (Ha): 3.3**

**LOCATION: South of Taverham Road**

**PROPOSED DEVELOPMENT:  
Residential development (70 dwellings  
proposed)**

**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	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 greenfield site promoted for approximately 70 dwellings. The site is within an accessible distance of services in Drayton and there is an existing footpath on Taverham Road. Access would be by demolishing an existing property (no. 55 Taverham Road) to form a driveway that continues for at least 70 metres before the land widens into a 'backland site'. Initial Highway Authority evidence has indicated concerns about whether an access with the necessary visibility splays could be achieved, but the site is not categorically ruled out for the purposes of the HELAA. The landscape considerations of the site are intensified by the slope of the land down to the river. From an ecological perspective, the site is in close proximity to County Wildlife Sites, Sites of Special Scientific Interest, and the Wensum Special Area of Conservation. Whilst the access, and its proximity to the river Wensum, could limit development potential, the site is concluded as suitable for the land availability assessment.

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

## Parish: Taverham

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2106

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

# Parish: Thorpe St Andrew Suitability Assessment

**Site reference: GNLP2170**

**Site area (Ha): 1.33**

**LOCATION: Langley North**

**PROPOSED DEVELOPMENT:  
Residential development (40 dwellings  
proposed)**

**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	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 1.33 ha site for 40 homes on land previously used as playing fields by the Langley Preparatory School in Thorpe St Andrew. The Langley Preparatory School land is under the same control as the Pinebanks site to the east from which vehicular access is proposed. Initial Highway Authority evidence has not raised any in principle concerns, subject to further details being provided. The site is in a sustainable location and so the main considerations are physical constraints on site that may limit the development potential. These factors are likely to include removal of hard standings, management of surface water flood risk, ground investigations, and utilities improvements. Whilst not prohibitive to the principle of development, the context of the site includes landscape impacts southwards towards the River Yare and the proximity of the site to the Thorpe St Andrew Conservation Area. As well as being next to woodland, ecological constraints relate to the site's proximity to habitats in the Broads. The site is 300 metres from the Broads Authority administrative area and within the 3,000 metre buffer distance to SAC (Special Area of Conservation), SPA (Special Protection Area), SSSI (Sites of Special Scientific Importance), Ramsar and National Nature Reserve designations. In conclusion, the site is suitable for the land availability assessment.

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

## Parish: Thorpe St Andrew Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2170

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

# Parish: Thorpe St Andrew Suitability Assessment

**Site reference: GNLP2171**

**Site area (Ha): 4.38**

**LOCATION: Langley South**

**PROPOSED DEVELOPMENT:  
Residential development (70 dwellings  
proposed)**

**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	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 4.38 ha site for 70 homes on land previously used by the Langley Preparatory School. Access is proposed via Yarmouth Road, as previously used by the Langley School, and initial Highway Authority evidence has raised no objection. The site is in a sustainable location and so the main considerations are physical constraints on site that may limit the development potential. These factors are likely to include removal of existing buildings and hard standings, management of surface water flood risk, ground investigations, and utilities improvements. Whilst not prohibitive to the principle of development, the context of the site includes landscape impacts southwards towards the River Yare and the proximity of the site to the Thorpe St Andrew Conservation Area. As well as being next to woodland, ecological constraints relate to the site's proximity to habitats in the Broads. The site is 100 metres from the Broads Authority administrative area and within the 3,000 metre buffer distance to SAC (Special Area of Conservation), SPA (Special Protection Area), SSSI (Sites of Special Scientific Importance), Ramsar and National Nature Reserve designations. In conclusion, the site is suitable for the land availability assessment.

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

## Parish: Thorpe St Andrew Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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

### Overall Conclusions for Site GNLP2171

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

# Parish: Woodbastwick Suitability Assessment

**Site reference: GNLP2180**

**Site area (Ha): 0.33**

**LOCATION: South Walsham Road**

**PROPOSED DEVELOPMENT:  
Residential development (5 dwellings  
proposed)**

**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	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 village of Panxworth, adjacent to low density housing on the south side of South Walsham Road. It has bus services within walking distance, but based on initial evidence, the Highways Authority consider the site to be rural, and the local road network constrained. There are listed buildings nearby, although these may not be affected. A small part of the site is on grade 2 agricultural land, and the site is close to the Broads Authority area, which is considered a sensitive landscape. There is a designated species point within site (hedgehog) and the site is within 3km of The Broads national nature reserve/Ramsar/SAC/ SPA/SSSI. Off-site mains reinforcement and sewerage infrastructure upgrades may be required, but there are no known constraints from utilities infrastructure, contamination/ground stability or flood risk, and there would be no loss of public open space. Although the site has some constraints, it is considered suitable for the land availability assessment.

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

## Parish: Woodbastwick

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2180

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

# Parish: Wroxham Suitability Assessment

**Site reference: GNL2131**

**Site area (Ha): 5.5**

**LOCATION: East of Salhouse Road**

**PROPOSED DEVELOPMENT:  
Residential development (100 dwellings  
proposed)**

**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 5.5 ha is located east of Salhouse Road. There are potential access constraints on the site as a result the Highway Authority has highlighted that the development would be required to provide improvements to the Salhouse Rd and Keys Drive junction. The site is near to the Broads National Park and additionally the north east of the site is Grade 2 agricultural land . Other site constraints include close proximity to two Grade II listed buildings. The site is in close to a tree preservation order at Broad Farm, the site also adjacent to two veteran trees and a designated species site, mitigation is required to offset the impacts. There is no flooding risk to the site. The site is concluded as suitable for the land availability assessment, however as it complete overlaps with site GNL2131 which was assessed as part of the original HELAA it will not contribute any additional capacity for the purposes of this addendum and will therefore be marked as unsuitable.

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

## Parish: Wroxham

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2131

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

# Parish: Wroxham Suitability Assessment

**Site reference: GNLP2135**

**Site area (Ha): 5.96**

**LOCATION: South of Wherry Gardens**

**PROPOSED DEVELOPMENT:  
Residential development (100 dwellings  
proposed)**

**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

The 5.96 ha site is located south of Wherry Gardens. There are potential access constraints on the site, as a result the Highway Authority has highlighted that the development would be required to provide improvements to the Salhouse Rd and Keys Drive junction. The site is near to the Broads National Park which is an area sensitive to development due to its numerous environmental designations. Although there are a number of constraints the site is concluded as suitable for the land availability assessment.

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

## Parish: Wroxham

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2135

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

# Parish: Norwich Suitability Assessment

**Site reference: GNLPO409R**

**Site area (Ha): 1.53**

**LOCATION: Barrack Street / Whitefriars**

**PROPOSED DEVELOPMENT:  
Residential-led mixed use development  
with some retail.**

**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	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

## SITE SUITABILITY CONCLUSIONS

Residential-led (200 dwellings) mixed use development, 350sqm retail on a brownfield riverside site close to the city centre at Barrack Street, with access taken from Gilder’s Way. Given the city centre location of the site, it has good access to key services and workforce catchment. The Highways Authority require further information. There is potential contamination on the site as it was formerly a factory/print works, and the eastern third of the site is in Flood Zone 2 and at risk of surface water flooding. There are landscape issues as the site is adjacent to Broads Authority area at the river and is further constrained by TPOs and group TPOs, the city centre conservation area, a listed building, city walls & towers (scheduled monuments) on site. However, there are no ecological constraints and no loss of publicly accessible open space. The site has some constraints, but it is considered that these could be mitigated, and the site is considered suitable for the land availability assessment.

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

## Parish: Norwich

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified 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	

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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 GNLP0409R

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

# Parish: Norwich Suitability Assessment

**Site reference: GNLP2062**

**Site area (Ha): 1**

**LOCATION: Prospect House**

**PROPOSED DEVELOPMENT:  
Residential-led mixed use (retail and commercial/office) proposed**

**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	Green
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 proposed for residential-led mixed use development, with some retail and commercial/office uses on a brownfield site at Prospect House between Rouen Road and Thorn Lane. Given the city centre location of the site, it has good access to key services and workforce catchment. Based on initial evidence, the Highways Authority would support the site, although it is identified as potentially contaminated. There is a risk of surface water flooding along Thorn Lane and within the site, but this could be avoided. There are listed and locally listed buildings around the site, which is in the city centre conservation area, with designated open space adjacent to – and slightly overlapping - the site. There are no known constraints from adjacent uses. Although the site has some constraints, it is considered suitable for the land availability assessment. As this site is currently in employment use, this will have to be discounted from its total HELAA capacity.

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

## Parish: Norwich

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2062

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

# Parish: Norwich Suitability Assessment

**Site reference: GNLP2077**

**Site area (Ha): 3.66**

**LOCATION: Chapelfield**

**PROPOSED DEVELOPMENT:  
Additional town centre uses including  
retail (A1, Leisure (D2) and food & drink  
(A3)**

**District: Norwich**

## 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	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

## SITE SUITABILITY CONCLUSIONS

This proposal is for additional town centre uses including retail, A1, leisure D2 and food & drink (A3) within the existing footprint of Chapelfield Mall. There are no details as to how this might be achieved, and the Highways Authority require further information. Given the city centre location of the site, it has good access to key services and workforce catchment. The site has been identified as potentially contaminated and there is surface water flood risk around and within the site, which could be avoided but would need to be mitigated. Additionally, there are listed buildings, TPOs and open space designations around the site, which is in the city centre conservation area. The site is also in a SSSI impact zone. Although the site is constrained, in theory it could contribute additional capacity for the land availability assessment, although it is unclear to what extent.

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

## Parish: Norwich

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2077

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

# Parish: Norwich Suitability Assessment

**Site reference: GNLP2114**

**Site area (Ha): 0.43**

**LOCATION: Muspole Street**

**PROPOSED DEVELOPMENT:  
Residential-led mixed use development**

**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	Amber

## 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 proposed for residential-led mixed use development on a brownfield site on Muspole Street. Given the city centre location of the site, it has good access to key services and workforce catchment. The Highways Authority have stated 'no comment' but it is assumed that a suitable access could be achieved and that local roads could absorb any increase in traffic. Muspole Street is in Flood Zone 2 and has surface water flood risk at 1:1000 which may affect access decisions. The site is surrounded by listed buildings and is in the city centre conservation area, which would influence any scheme on the site. There are scheduled monuments near the site, and a SSSI within 3km. Although the site is constrained, the majority is considered suitable for the land availability assessment, although it is important not to double count the existing commitment to the north of the site.

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

## Parish: Norwich

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 6-10 years (April 2021 to March 2026)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 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 GNLP2114

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

# Parish: Norwich Suitability Assessment

**Site reference: GNLP2120**

**Site area (Ha): 0.33**

**LOCATION: Congregation Hall**

**PROPOSED DEVELOPMENT:  
Conference centre**

**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	Amber

## 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 encompasses Congregation Hall in the UEA campus, and it is proposed for redevelopment as a conference centre of 8,300 sqm (it has recently been in use as events space). Its location means it benefits from access to bus services, employment, retail and schools, and the Highways Authority supports the site. There is a conservation area and listed buildings nearby, and a SAC and a SSSI within 3km. However, the site is not considered to be contaminated and there would be no landscape impacts, no loss of publicly accessible open space and no risk of flooding. Although the site has some constraints, the floorspace which is additional to that which currently exists is considered suitable for the land availability assessment.

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

## Parish: Norwich

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2120

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

# Parish: Norwich Suitability Assessment

**Site reference: GNLP2123**

**Site area (Ha): 1.59**

**LOCATION: Adjoining Sainsbury Centre**

**PROPOSED DEVELOPMENT:  
University related development, possibly  
expansion of Sainsbury Centre**

**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	Amber

## IMPACTS ANALYSIS

Significant Landscapes	Green
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 site is adjacent to the Sainsbury Centre in the UEA campus, and is proposed for university-related development, possibly the expansion of the Sainsbury Centre. The Highways Authority support the site, and given its location it has access to bus services, employment, retail and schools. The site is close to a conservation area, and there are several listed buildings around it, including the Sainsbury Centre itself. The site partially overlaps a CWS (0.17ha) which would need to be avoided and is likely to influence the development of the site, and there is a SSSI within 3km, which is likely to have only limited impact on the site's development. However, the site is not considered to be contaminated and there would be only local landscape impacts, with no risk of flooding. Although the site is constrained, the 1.4ha outside the CWS is considered suitable for the land availability assessment.

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

## Parish: Norwich

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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

#### Overall Conclusions for Site GNLP2123

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

# Parish: Norwich Suitability Assessment

**Site reference: GNLP2137**

**Site area (Ha): 11.67**

**LOCATION: Riverside**

**PROPOSED DEVELOPMENT:  
Mixed use development, including leisure,  
retail, residential uses**

**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	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	Amber

## SITE SUITABILITY CONCLUSIONS

The site encompasses the entire existing Riverside development, including the bars, restaurants, Odeon cinema, Morrisons supermarket, retail units and car parks. Promoters want to promote mixed uses, including residential, offices, increased leisure, recreational activities and hotels, but the details are subject to further assessment. Given the city centre location the site clearly has good access to key services and workforce catchment. The site's size, and location, means there are both significant constraints and significant opportunities. Considerations include: fluvial flood risk (Flood Zone 2), surface water flood risk; and, that on the opposite side of the River Wensum is the City Centre Conservation Area and various listed buildings. The stated intention of the promoters is to respond to changing market conditions and to increase the leisure and recreational offer. Although successfully redeveloped, on the basis that Riverside could yield additional floorspace, or a different mix of uses, it is considered reasonable to include in the land availability assessment.

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

## Parish: Norwich

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 11 - 15 years (April 2026 to March 2031)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 11 - 15 years (April 2026 to March 2031)	

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

#### Overall Conclusions for Site GNLP2137

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

# Parish: Norwich Suitability Assessment

**Site reference: GNLP2159**

**Site area (Ha): 0.7**

**LOCATION: 84-120 and 147-153 Ber St**

**PROPOSED DEVELOPMENT:  
Residential development (150 dwellings  
proposed)**

**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	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 0.7 ha site proposed for a high-density residential development of 150 dwellings, on the Lind Garage site in Ber Street. Given the city centre location of the site, it has good access to key services and workforce catchment. The Highways Authority have stated 'no comment' but it is assumed that a suitable access could be achieved and that local roads could absorb any increase in traffic. Considerations include the constraints to redeveloping brownfield land and the townscape matters of building near listed buildings along Ber Street and in the City Centre Conservation Area. The loss of commercial uses in the City Centre is a further factor, 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**

## Parish: Norwich

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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

#### Overall Conclusions for Site GNLP2159

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

# Parish: Norwich

## Suitability Assessment

Site reference: GNLP2163

Site area (Ha): 0.12

LOCATION: Colegate Car Park

PROPOSED DEVELOPMENT:  
Residential development (44 dwellings proposed)

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	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 0.12 ha site proposed for a high-density residential development of 44 dwellings, on the Colegate car park site. Given the city centre location of the site, it has good access to key services and workforce catchment. The Highways Authority has stated 'no comment' but it is assumed that a suitable access could be achieved and that local roads could absorb any increase in traffic. Considerations include the constraints to redeveloping brownfield land and the townscape matters of developing near listed buildings and in the City Centre Conservation Area. The loss of car parking in the City Centre is a further factor, 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**

## Parish: Norwich

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2163

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

# Parish: Norwich Suitability Assessment

**Site reference: GNLP2164**

**Site area (Ha): 0.19**

**LOCATION: West of Eastgate House**

**PROPOSED DEVELOPMENT:  
Residential development (20-25 dwellings  
proposed)**

**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	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

## SITE SUITABILITY CONCLUSIONS

This is a 0.19 ha site proposed for 20-25 dwellings, on land west of Eastgate House on Thorpe Road. Given the city centre location of the site, it has good access to key services and workforce catchment. The Highways Authority has raised no in principle objection to the site. Other considerations include the townscape matters of developing near to listed buildings, areas of land with Tree Preservation Orders, and in the Thorpe Ridge Conservation Area. The loss of commercial uses in the City Centre is a further factor, 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**

## Parish: Norwich

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2164

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

# Parish: Ashwellthorpe Suitability Assessment

**Site reference: GNLP2182**

**Site area (Ha): 6.1**

**LOCATION: North and south of  
Ashwellthorpe Industrial Estate**

**PROPOSED DEVELOPMENT:  
Commercial development (B1, B2, B8)**

**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	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

## SITE SUITABILITY CONCLUSIONS

This site lies to the north and south of Ashwellthorpe Industrial Estate and is proposed for commercial development (B1, B2, B8). Being separated from any village, the site is accessible only to bus services, and a few small employee catchments at Ashwellthorpe, Toprow and Wreningham villages. According to initial evidence, the Highways Authority would support the site if access was taken off Station Road. The site is adjacent to a historic landfill site, so contamination may be an issue, and some parts of the site are at risk of surface water flooding, which may require mitigation. There are listed buildings and TPOs within 400m, but development of the site would not impact on any sensitive landscapes. The site is within 3km of a SSSI, which may require mitigation and it is likely that the Water Recycling Centre treatment capacity would need to be upgraded, but there would be no loss of public open space. 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**

## Parish: Ashwellthorpe Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2182

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

# Parish: Aslacton Suitability Assessment

**Site reference: GNLP2005**

**Site area (Ha): 2.5**

**LOCATION: Land west of Woodrow Lane**

**PROPOSED DEVELOPMENT:  
Residential development (20-30 dwellings proposed)**

**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	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

The site relates to the settlement of Sneath Common, lying west of Woodrow Lane. There are bus services and some local employment nearby, but initial evidence from the highway authority suggests that the site is remote and there are network issues. There is a risk of surface water flooding along Woodrow Lane and in the western half of the site, but this could be avoided. There are listed buildings nearby and a SSSI within 3km, but it is unclear whether these would be affected. However, there would be no loss of publicly accessible open space or high quality agricultural land, and there are no known constraints from utilities infrastructure or contamination/ground instability. Enhancement to the waste water treatment capacity and sewerage infrastructure upgrades may be required. Although there are constraints to address, the site is considered suitable for the land availability assessment.

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

## Parish: Aslacton

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2005

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

# Parish: Aslacton Suitability Assessment

**Site reference: GNLP2118**

**Site area (Ha): 0.54**

**LOCATION: South of Sneath Road**

**PROPOSED DEVELOPMENT:  
Residential development (8-10 dwellings  
proposed)**

**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	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

The site relates to the settlement of Sneath Common, lying south of Sneath Road. There are bus services and some local employment nearby, but initial evidence from the highway authority suggests that the site is remote and there are network issues. There is a risk of surface water flooding along Sneath Road, and at the 1:1000 extent, this takes up a significant area within the site which would require mitigation and may affect the extent of development. There is a listed building nearby, and a SSSI within 3km, but it is unclear whether these would be affected. However, there would be no loss of publicly accessible open space or high quality agricultural land, and there are no known constraints from utilities infrastructure or contamination/ ground stability. Enhancement to waste water treatment capacity and sewerage infrastructure upgrades may be required. Although there are constraints to address, the site is considered suitable for the land availability assessment.

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

## Parish: Aslacton

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2118

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

# Parish: Barnham Broom Suitability Assessment

**Site reference: GNLP2089**

**Site area (Ha): 4.71**

**LOCATION: West of Honingham Road**

**PROPOSED DEVELOPMENT:  
35 houses, a care home, almshouses and  
small business units**

**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	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 4.7ha site lies north of the built-up part of the village and west of Honingham Road. It is adjacent to existing housing and promoted for mixed use including housing, a care home and small business units. Being well-related to the existing village, the site is accessible to bus services, employment and Barnham Broom Primary School, but is also close to some listed buildings. Initial evidence suggests a suitable access could be achieved, but the Highways Authority consider the local road network is constrained. The boundary of the site is at risk of surface water flooding, but this could be avoided. There is a SAC/SSSI within 3km which may require mitigation, and it is likely the water supply and sewerage network would need to be upgraded. However, there are no known constraints from utilities infrastructure, contamination or ground instability and there would be no loss of open space or high grade agricultural land, and development of the site would not affect designated landscapes. 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**

## Parish: Barnham Broom Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2089

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

# Parish: Barnham Broom Suitability Assessment

**Site reference: GNLP2110**

**Site area (Ha): 0.46**

**LOCATION: South of Norwich Road**

**PROPOSED DEVELOPMENT:  
Residential development (5 dwellings  
proposed)**

**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	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 site is between recently built housing and a farm on the south side of Norwich Road. Initial evidence suggests the Highway Authority would support the site, subject to carriageway widening and footway provision. The site's location makes it accessible to bus services, employment and Barnham Broom Primary School, but also close to listed buildings. The road is at risk of surface water flooding, and at 1:1000 extent, this encroaches onto the site, which may affect access decisions. The site is on grade 2 agricultural land, which is among the best and most versatile. There is a SAC/SSSI within 3km which may require mitigation, and it is likely the water supply and sewerage network would need to be upgraded. However, there are no known constraints from utilities infrastructure, contamination or ground instability and there would be no loss of open space. 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**

## Parish: Barnham Broom

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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

#### Overall Conclusions for Site GNLP2110

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

# Parish: Bawburgh Suitability Assessment

**Site reference: GNL2043**

**Site area (Ha): 11.97**

**LOCATION: North of New Road, east of A47**

**PROPOSED DEVELOPMENT:  
Residential development (150-200 dwellings 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	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 12ha site lies to the east of the A47, unrelated to Bawburgh village but adjacent to another proposed site (GNLP0581). There are employment sites within walking distance but no other key services. Initial evidence suggests the Highways Authority would support development of the site as part of a wider development, but on its own it could not achieve a suitable access off New Road or the A47. The roads are at risk of surface water flooding, further supporting access via the adjacent site. There is a listed building nearby and The Wensum SAC/SSSI is within 3km, but it is unclear if either would be affected. The site is in the designated river valley and Norwich Southern Bypass Landscape Protection Zone, which may require mitigation. There are no known constraints from utilities infrastructure or contamination/ground stability, and there would be no loss of public open space. Although several constraints have been identified, the site is considered suitable for the land availability assessment.

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

## Parish: Bawburgh Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2043

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

# Parish: Bergh Apton Suitability Assessment

**Site reference: GNL2015**

**Site area (Ha): 0.29**

**LOCATION: Town Farm**

**PROPOSED DEVELOPMENT:  
Residential development (5 dwellings  
proposed)**

**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	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 0.29 ha greenfield site off Church Road, much of which was originally promoted as a settlement limit change (reference SL0007), and is now proposed for five dwellings. The site is south-east of Bergh Apton itself, approximately 1.5 km from the Village Hall. Whilst beyond the built edge of the village, the site is bounded by a row of houses to the south, and Town Farm to the north. As well as an absence of footpaths, facilities are very limited, to half a dozen businesses registered within 2,000 metres and a bus service. Initial advice from the Highways Authority has raised concern about the site's remoteness and the suitability of the surrounding road network. Effect on undeveloped views of the Grade II\*listed St Peter and St Paul Church to the south is another consideration. 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 on site. There are no concerns over ground stability, potential contamination, flood risk, or loss of open space. The site is included in the land availability assessment, but it is at the limits of accessibility to core services and the suitability of the road network is questioned.

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

## Parish: Bergh Apton Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2015

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

# Parish: Bergh Apton Suitability Assessment

**Site reference: GNLP2022**

**Site area (Ha): 0.34**

**LOCATION: The Dell**

**PROPOSED DEVELOPMENT:  
Residential development (5 dwellings  
proposed)**

**District: South Norfolk**

## CONSTRAINTS ANALYSIS

Access	Green
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	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

## SITE SUITABILITY CONCLUSIONS

This is a 0.34 ha predominately greenfield site off Sunnyside, 3.5 km to the south-east of Bergh Apton Village Hall, promoted for five dwellings. The site is remote but some core services in Seething are within an accessible distance. Seething and Mundham Primary School is approximately 1.8 km away, but there is little footpath provision. Initial advice from the Highways Authority has raised concern about the site's remoteness and the suitability of the surrounding road network. 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 on site. There are no concerns over ground stability, flood risk, or loss of open space; and, in respect to contamination it is simply observed from information submitted that a farmhouse once stood on the site. The site is included in the land availability assessment, but it is at the limits of accessibility to core services and suitability of the road network is questioned..

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

## Parish: Bergh Apton Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2022

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

# Parish: Bergh Apton Suitability Assessment

Site reference: GNL2023

Site area (Ha): 0.4

LOCATION: Bergh Apton House

PROPOSED DEVELOPMENT:  
Residential development (5 dwellings proposed)

District: South Norfolk

## CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Red
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	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

## SITE SUITABILITY CONCLUSIONS

This is a 0.4 ha predominately greenfield site off Loddon Road, 3.4 km to the south-east of Bergh Apton Village Hall, promoted for five dwellings. The site is remote to core services both in Bergh Apton, as well as to Seething towards the south. Initial advice from the Highways Authority has raised concern about the site's remoteness and the suitability of the surrounding road network. 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 on site. There are no concerns over ground stability, flood risk, or loss of open space; and, in respect to contamination it is observed from the information submitted that a disused piggery stands on the site. In conclusion, due to the lack of access to core services and the suitability of the road network the site is considered unsuitable for the land availability assessment.

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

## Parish: Bergh Apton Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2023

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

# Parish: Bergh Apton Suitability Assessment

**Site reference: GNLP2117**

**Site area (Ha): 1.81**

**LOCATION: Adjacent to village hall**

**PROPOSED DEVELOPMENT:  
Residential development (unspecified  
number)**

**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	Amber

## SITE SUITABILITY CONCLUSIONS

This is a 1.81 greenfield site, adjacent to existing site proposal GNLP0122, and opposite housing allocation site BER 1 that is 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 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 Highways Authority 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**

## Parish: Bergh Apton Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2117

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

# Parish: Bracon Ash Suitability Assessment

**Site reference: GNLP2087**

**Site area (Ha): 1.72**

**LOCATION: South of Cuckoofield Lane**

**PROPOSED DEVELOPMENT:  
Residential development (15 dwellings  
proposed)**

**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	Green
Compatibility with Neighbouring Uses	Green

## SITE SUITABILITY CONCLUSIONS

This is a 1.72 ha “backland” site south of Cuckoofield Lane and east of The Street promoted for 15 dwellings. Initial Highway Authority evidence has raised no major concerns about the site. The proposed access is nevertheless very narrow at approximately six metres and proceeds for 100 metres before the site widens. Various highway and footpath improvements would likely be required as part of the development process. No designated heritage assets would be affected but as a “backland” site it would be contrary to the prevailing built form of the existing Village. A pond on the site and management of surface water flood risk is a further consideration. The restrictions of the access to Cuckoofield Lane notwithstanding, various services are available including a supermarket, GP surgery, a school, bus stops, and employment opportunities within 2,000 metres. 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**

## Parish: Bracon Ash Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2087

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

# Parish: Bracon Ash Suitability Assessment

**Site reference: GNL2097**

**Site area (Ha): 1.18**

**LOCATION: East of Potash Lane**

**PROPOSED DEVELOPMENT:  
Employment (permission 2011/1041)**

**District: South Norfolk**

## 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	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

## SITE SUITABILITY CONCLUSIONS

This is a 1.18 ha site proposed for employment to be used by Tml Precision Engineering and other local businesses. As of spring 2018, the promoter reports that the industrial development permitted is nearing completion (ref: 2011/1041). The development by Tml Precision Engineering will create 3,000 sqm of employment space, complementing the existing long-standing advanced engineering activities in Hethel. For the specific purpose of the HELAA analysis, the site has already been permitted for employment uses and it will not contribute any additional development capacity. However, the site's promotion is acknowledged and is likely best dealt with as a proposed development boundary extension.

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

## Parish: Bracon Ash Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2097

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

# Parish: Bracon Ash Suitability Assessment

Site reference: GNL2109

Site area (Ha): 0.79

LOCATION: South of Hethel Industrial Estate

PROPOSED DEVELOPMENT:  
10 small business units

District: South Norfolk

## 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	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

## SITE SUITABILITY CONCLUSIONS

This is a 1.18 ha site proposed for employment use in the form of 10 small business industrial units of up to 200 sqm each. Initial Highway Authority evidence does not raise any major concerns. Access would be from Potash Lane like for the other advanced engineering businesses that comprise the Hethel Strategy Employment Location. Some of those nearby businesses are subject to a Health and Safety Executive Hazardous Installation consultation Zone. Whilst not prohibitive to development other considerations include: the nearby ecological constraint of Hethel Ancient Woodland to the east; and, the setting to the Grade II listed Little Potash. In conclusion, the site is considered suitable to include in the land availability assessment.

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

## Parish: Bracon Ash Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2109

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

# Parish: Bressingham Suitability Assessment

Site reference: GNL2052

Site area (Ha): 0.84

LOCATION: East of The Street

PROPOSED DEVELOPMENT:  
Residential development (10-15 dwellings proposed)

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	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 0.84 ha greenfield site some 2.7 km to the north-west of Bressingham itself. Vehicular access to the site appears feasible with highway improvements along The Street. There is though no ready access to core services and facilities and the surrounding road network is limited. Another factor is that much of the site appears to be at surface water flood risk, including a portion at 1 in 30 risk. In conclusion, 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**

## Parish: Bressingham Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2052

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

# Parish: Bressingham Suitability Assessment

**Site reference: GNLP2053**

**Site area (Ha): 2.14**

**LOCATION: Adjoining Pond Farm**

**PROPOSED DEVELOPMENT:  
Residential development (10-15 dwellings  
proposed)**

**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	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 2.14 ha greenfield site some 2.7 km to the north-west of Bressingham itself. Vehicular access to the site appears feasible with highway improvements along The Street. There is though no ready access to core services and facilities and the surrounding road network is limited. Another factor is that much of the site appears to be at surface water flood risk, including a portion at 1 in 30 risk. In conclusion, 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**

## Parish: Bressingham Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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

### Overall Conclusions for Site GNLP2053

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

# Parish: Bressingham Suitability Assessment

Site reference: GNL2054

Site area (Ha): 3.51

LOCATION: East of School Road

PROPOSED DEVELOPMENT:  
Residential development (unspecified number)

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	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

## SITE SUITABILITY CONCLUSIONS

This is a 3.51 ha greenfield site off School Road. The site is south of the existing built edge of Bressingham and continues southwards along School Road. The southern boundary abuts a grouping of dwellings just north of the Chequers Inn. School Road is narrow but ample frontage exists for a site access, subject to the detail of agreeing highway improvements through the development process. The site has some access to core services, including a pub, primary school, and village shop. The primary school is less than 200 metres away and the village shop is 600 metres away. However, there is a lack of footpath provision. There are no concerns over ground stability, potential contamination, flood risk, or loss of open space. The constraints identified appear possible to mitigate and so the site is concluded as suitable for the land availability assessment.

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

## Parish: Bressingham

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 11 - 15 years (April 2026 to March 2031)	

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

#### Overall Conclusions for Site GNLP2054

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

# Parish: Bressingham Suitability Assessment

**Site reference: GNLP2056**

**Site area (Ha): 1.82**

**LOCATION: Fersfield Common**

**PROPOSED DEVELOPMENT:  
Residential development (10 dwellings  
proposed)**

**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	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 1.82 ha greenfield site some 3.5 km to the north-west of Bressingham itself. Vehicular access to the site appears feasible with highway improvements along The Common. However the site is remote with no ready access to core services and facilities and the surrounding road network is limited. Another factor is that nearly half the site appears to be at surface water flood risk, including a portion at 1 in 30 risk. In conclusion, 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**

## Parish: Bressingham

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 11 - 15 years (April 2026 to March 2031)	

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

#### Overall Conclusions for Site GNLP2056

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

# Parish: Bressingham Suitability Assessment

**Site reference: GNLP2057**

**Site area (Ha): 1.2**

**LOCATION: North of A1066**

**PROPOSED DEVELOPMENT:  
Residential development (unspecified  
number)**

**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	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

## SITE SUITABILITY CONCLUSIONS

This is a 1.2 ha site on the west side of Bressingham. Contrary to initial Highway Authority advice, the proposed access is directly off the A1066 (Low Road). Whilst this proposal would create a new access off the trunk road, there are existing access points along this section of the A1066; and, a footpath on the north side of the A1066 extends to the site. The site has some access to core services, including a pub, primary school, village shop and bus service. Regard is needed to nearby listed buildings, especially the setting of the Grade I listed St John Church. Subject to addressing highway and historic environment 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**

## Parish: Bressingham

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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

#### Overall Conclusions for Site GNLP2057

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

# Parish: Bressingham Suitability Assessment

**Site reference: GNLP2079**

**Site area (Ha): 0.93**

**LOCATION: Fersfield Road/Folly Lane**

**PROPOSED DEVELOPMENT:  
Residential development (9 dwellings  
proposed)**

**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	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

## SITE SUITABILITY CONCLUSIONS

This is a 0.93 ha greenfield site at the junction of Fersfield Road, High Road, School Road, and Folly Lane. The site is adjacent to the built edge of the village and well related to services. Access could be from either Fersfield Road or Folly Lane, and whilst feasible, would be subject to highway improvements. The primary school is 100 metres away and the village shop is 300 metres away. There are no concerns over ground stability, potential contamination, or flood risk (other than low risk of surface water flooding). Whilst not necessarily a HELAA constraint, the site occupies a prominent position in the landscape and is opposite the war memorial. In conclusion, the constraints identified appear possible to mitigate and so the site is concluded as suitable for the land availability assessment.

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

## Parish: Bressingham Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2079

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

# Parish: Bressingham Suitability Assessment

**Site reference: GNLP2113**

**Site area (Ha): 6.41**

**LOCATION: North of High Road**

**PROPOSED DEVELOPMENT:  
Residential development (unspecified  
number)**

**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	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

## SITE SUITABILITY CONCLUSIONS

This is a 6.41 ha greenfield site off High Road. The site is adjacent to the built edge of the village and well-related to services. Access would be from High Road, and whilst feasible to improve, initial highway evidence suggests the surrounding network is constrained and there is a lack of footpath provision. The village shop is 400 metres away and the primary school is 900 metres away. 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. The constraints identified appear possible to mitigate and so the site is concluded as suitable for the land availability assessment.

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

## Parish: Bressingham

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2113

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

# Parish: Brooke Suitability Assessment

**Site reference: GNLP2018**

**Site area (Ha): 8.33**

**LOCATION: East of Norwich Road**

**PROPOSED DEVELOPMENT:  
Residential development (50-150 dwellings) plus possible school**

**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	Green
Compatibility with Neighbouring Uses	Green

## SITE SUITABILITY CONCLUSIONS

This is a large site (9.1ha) to the east of Norwich Road, fairly well-related to the built form of the village and promoted for residential use, with a possible school if required. Initial evidence suggests that the Highways Authority support development of the site, subject to provision of roundabout and access through adjoining site. Bus routes, employment, retail and Brooke Primary School are within walking distance, and the site is adjacent to Brooke Conservation Area, with many listed buildings nearby. There are a few areas at risk of surface water flooding, which could be avoided, and small ponds on the boundary and surrounding the site, which may indicate the need for an ecology report. 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. Subject to being able to mitigate the constraints identified, the site is considered suitable for the land availability assessment.

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

## Parish: Brooke

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2018

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

# Parish: Brooke

## Suitability Assessment

Site reference: GNL2119

Site area (Ha): 1.93

LOCATION: North of High Green

PROPOSED DEVELOPMENT:  
Residential development (25 dwellings proposed)

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 lies north of High Green, adjacent to the western edge of the village, making it accessible to bus services, shops, employment and Brooke Primary School. However, initial evidence raises concerns with the Highways Authority that the road network and site access may not be acceptable. A small part of the site is adjacent to Brooke Conservation Area and a listed building. There is a narrow strip of land which is at risk of surface water flooding, which could be avoided. There is a SSSI within 3km and the site contains some woodland habitat which may require an ecology report. 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 is no evidence of contaminated land and there would be no loss of publicly accessible open space. Subject to being able to mitigate the constraints identified, the site is considered suitable for the land availability assessment.

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

## Parish: Brooke

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2119

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

# Parish: Brooke Suitability Assessment

**Site reference: GNLP2122**

**Site area (Ha): 2.74**

**LOCATION: East of Wood Farm**

**PROPOSED DEVELOPMENT:  
Residential development (30 dwellings proposed) and primary school**

**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 lies north of High Green, almost adjacent to the western edge of the village, making it accessible to bus services, shops, employment and Brooke Primary School. However, initial evidence raises concerns with the Highways Authority that the road network and site access may not be acceptable. The site is promoted for residential use with a primary school. It is close to Brooke Conservation Area and there are listed buildings nearby. There is a narrow strip of land which is at risk of surface water flooding, which could be avoided. There is a SSSI within 3km and the site contains some woodland habitat which may require an ecology report. 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 is no evidence of contaminated land and there would be no loss of publicly accessible open space. Subject to being able to mitigate the constraints identified, the site is considered suitable for the land availability assessment.

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

## Parish: Brooke

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2122

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

# Parish: Bunwell

## Suitability Assessment

Site reference: GNLP2126

Site area (Ha): 0.52

LOCATION: Adjoining The Laurels

PROPOSED DEVELOPMENT:  
Residential development (unspecified number)

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	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 greenfield site lies south of Bunwell Street, well related to the village and within walking distance of bus services, employment, retail and two primary schools. Initial evidence suggests the Highway Authority would support the site. The site contains a pond and potential habitat, and there are several listed buildings nearby, which may require mitigation. Off-site mains reinforcement, sewerage infrastructure upgrades and enhancements to waste water treatment capacity may be required. There are no sensitive landscapes or ecological sites nearby, no known constraints from utilities infrastructure, flooding or contamination/ground stability, and there would be no loss of public open space. Although several constraints have been identified, the site is considered suitable for the land availability assessment.

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

## Parish: Bunwell

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2126

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

# Parish: Caistor St Edmund Suitability Assessment

**Site reference: GNLP2093**

**Site area (Ha): 5.52**

**LOCATION: South of Caistor Lane**

**PROPOSED DEVELOPMENT:  
Residential development (150 dwellings  
proposed)**

**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	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

## SITE SUITABILITY CONCLUSIONS

This greenfield site lies south of Caistor Lane, adjacent to the built-up area of Poringland settlement. The location means bus services, local employment, retail and Framingham Earl High School are within walking distance of the site, but initial highway evidence indicates there are network issues, particularly the junction with Norwich Road. There is a SSSI within 3km and a pond and a designated species within site (hedgehog) which may indicate the need for ecological assessment. Surface water flooding at the road and the site's boundary could affect access decisions and it is likely the water supply and sewerage network, including the water recycling centre, would need to be upgraded. However, there are no known constraints from utilities infrastructure, contamination or ground instability and there would be no loss of open space or high grade agricultural land. Development of the site would not affect designated 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**

## Parish: Caistor St Edmund Availability and Achievability Assessment

### Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 11 - 15 years (April 2026 to March 2031)	

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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 GNLP2093

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

# Parish: Caistor St Edmund Suitability Assessment

**Site reference: GNLP2094**

**Site area (Ha): 4.37**

**LOCATION: North of Stoke Road**

**PROPOSED DEVELOPMENT:  
Residential development (110 dwellings  
proposed)**

**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	Green
Compatibility with Neighbouring Uses	Green

## SITE SUITABILITY CONCLUSIONS

This greenfield site lies north of Stoke Road, adjacent to a new housing development in Poringland settlement. The location means bus services, local employment, two GP surgeries, retail and Framingham Earl High School are within walking distance of the site. According to initial evidence, the Highways Authority support the site, subject to extending the cycle path from The Ridings. There is a SSSI within 3km and a pond adjacent to the site, which may indicate an ecological assessment is needed. Surface water flooding at the road and the site's boundary could affect access decisions and it is likely the water supply and sewerage network, including the water recycling centre, would need to be upgraded. However, there are no known constraints from utilities infrastructure, contamination or ground instability and there would be no loss of open space or high grade agricultural land. Development of the site would not affect designated 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**

## Parish: Caistor St Edmund

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2094

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

# Parish: Caistor St Edmund Suitability Assessment

**Site reference: GNLP2158**

**Site area (Ha): 49.93**

**LOCATION: East of Ipswich Road**

**PROPOSED DEVELOPMENT:  
Commercial 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	Red
Market Attractiveness	Amber

## 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	Green

## SITE SUITABILITY CONCLUSIONS

This is a large site (approx 50ha) at the western extent of the parish, east of the A140 and adjacent to Tesco at Harford – it is proposed for commercial development. The site is in the Southern Bypass Protection Zone. According to initial evidence, the Highways Authority support the site, and it is accessible to bus services, employment, a large supermarket, and the edge of a workforce catchment. Depot Meadow CWS is within the site, which should be avoided and may need to be buffered, and there is a SSSI within 3km, and a Scheduled Ancient Monument within 400m. Flood Zones 2 and 3 cover the area of the CWS, and there is surface water flood risk within site, mostly at boundary and within the CWS at the north of the site. The surface water flood risk could affect access and it is likely the water supply and sewerage network, including the water recycling centre, would need to be upgraded. However, there are no known constraints from listed buildings, utilities infrastructure, contamination or ground instability and there would be no loss of open space or high grade agricultural land. Avoiding the area covered by the CWS and flood risk, approximately 45ha of the site could be considered suitable for the land availability assessment.

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

## Parish: Caistor St Edmund

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2158

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

# Parish: Carleton Rode Suitability Assessment

**Site reference: GNLP2086**

**Site area (Ha): 0.72**

**LOCATION: South of Flaxlands Road**

**PROPOSED DEVELOPMENT:  
Residential development (10 dwellings  
proposed)**

**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	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 greenfield site lies to the south of Flaxlands Road, adjacent to Carleton Rode Primary School and within walking distance of local employment. Initial evidence has raised concerns with the Highways Authority about the capacity of the local road network. There are several listed buildings nearby, which may require mitigation, and a SSSI within 3km. A small part of the site is at risk of surface water flooding. There are capacity constraints at Carleton Rode Water Recycling Centre, and no surface water sewers in the village. Substantial off-site sewerage works would be required and enhancement to the WRC treatment capacity may be required. It may be that a private sewerage solution would be necessary. Off-site mains reinforcement would be required to upgrade the water supply. There are no sensitive landscapes nearby, no known constraints from utilities infrastructure or contamination/ground stability, and there would be no loss of public open space. Although several constraints have been identified, the site is considered suitable for the land availability assessment.

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

## Parish: Carleton Rode Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2086

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

# Parish: Chedgrave Suitability Assessment

**Site reference: GNL2055**

**Site area (Ha): 3.45**

**LOCATION: Big Back Lane**

**PROPOSED DEVELOPMENT:  
Residential development (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

This 3.45 ha site is located to the east of Big Back Lane. Initial highway evidence suggests that the local road network is considered to be unsuitable either in terms of road or junction capacity and the lack of the provision of a footpath. The site is adjacent to a tree preservation order and near to numerous Grade II listed buildings. The site is also adjacent to Langley Park which is an historic park. Although there are a number of 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**

## Parish: Chedgrave Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2055

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

# Parish: Colney Suitability Assessment

**Site reference: GNL0331R A**

**Site area (Ha): 14.84**

**LOCATION: Land adjacent to Norwich Research Park**

**PROPOSED DEVELOPMENT:  
Employment-led mixed use development**

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

## SITE SUITABILITY CONCLUSIONS

This greenfield site is south-east of the hospital, and at just under 15ha it is promoted for employment led mixed use development which would be accessed off Colney Lane. It lies entirely within the Southern Bypass Landscape Protection Zone, which may require some mitigation. However, initial evidence suggests that the Highway Authority would support the site. As the site is well related to the hospital and NRP, access to bus services and employment is good, but other services are not accessible on foot. There is a significant area within the site which is at risk of surface water flooding, and a small geo-diversity SSSI within 3km. There is no obvious constraint from contaminated land and no loss of publicly accessible open space. It is likely that sewerage and water supply facilities would need to be upgraded. High voltage cables cross the site. Although there are some constraints, avoiding the flood risk area, approximately 10ha of the site can be considered as suitable for the land availability assessment. However as this is a revision to site GNL0331 the land has already been counted towards the figure in the original HELAA document and must not be doublecounted for the purposes of this HELAA addendum. The site has therefore been marked as unsuitable.

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

## Parish: Colney

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 11 - 15 years (April 2026 to March 2031)	

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

#### Overall Conclusions for Site GNLP0331R A

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

# Parish: Colney Suitability Assessment

**Site reference: GNLPO331R B**

**Site area (Ha): 1.26**

**LOCATION: Land adjacent to Norwich Research Park**

**PROPOSED DEVELOPMENT: Employment**

**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	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

## SITE SUITABILITY CONCLUSIONS

This greenfield site, at 1.2ha is promoted for employment, being adjacent to the hospital car park and accessed from Hethersett Lane. It lies entirely within the Southern Bypass Landscape Protection Zone, which may require some mitigation, and is poorly related to existing development. However, initial evidence suggests that the Highway Authority would support the site and it is within walking distance of some bus services and a few dwellings. It is likely that sewerage and water supply facilities would need to be upgraded. There is no apparent risk of flooding, and sensitive townscapes or heritage assets would not be affected. There is no obvious constraint from contaminated land or utilities infrastructure and no loss of publicly accessible open space. Although there are some constraints, the site could be considered suitable for the land availability assessment. However as this is a revision to site GNLPO331 the land has already been counted towards the figure in the original HELAA document and must not be doublecounted for the purposes of this HELAA addendum. The site has therefore been marked as unsuitable.

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

## Parish: Colney

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 11 - 15 years (April 2026 to March 2031)	

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

#### Overall Conclusions for Site GNLP0331R B

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

# Parish: Colney Suitability Assessment

Site reference: GNL0331R C

Site area (Ha): 5.59

LOCATION: Land adjacent to Norwich  
Research Park

PROPOSED DEVELOPMENT:  
Employment

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	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

## SITE SUITABILITY CONCLUSIONS

This greenfield site at 5.6ha is promoted for employment, and would be accessed from Hethersett Lane. It lies entirely within the Southern Bypass Landscape Protection Zone. As the site is well related to the hospital and NRP, access to bus services and other employment is good, but there are few dwellings within walking distance and other services are not accessible on foot. However, initial evidence suggests that the Highway Authority would support the site's development. A small area within the site is at risk of surface water flooding, but this could be avoided. There is no obvious constraint from contaminated land or utilities infrastructure and no loss of publicly accessible open space. It is likely that sewerage and water supply facilities would need to be upgraded. Although the site has some constraints, it could be considered suitable for the land availability assessment. However as this is a revision to site GNL0331 the land has already been counted towards the figure in the original HELAA document and must not be doublecounted for the purposes of this HELAA addendum. The site has therefore been marked as unsuitable.

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

## Parish: Colney

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 11 - 15 years (April 2026 to March 2031)	

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

#### Overall Conclusions for Site GNLP0331R C

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

# Parish: Costessey Suitability Assessment

**Site reference: GNLPO284R**

**Site area (Ha): 8.98**

**LOCATION: Land at Town House Road**

**PROPOSED DEVELOPMENT:**

The site is being promoted for residential use, supported by public open space, access, landscaping, drainage and associated services. Three masterplans have been submitted, of which this is the largest.

**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

The 8.98 ha site lies to the south of Town House Road, between the church and existing housing at Lime Tree Avenue. The boundary of the site has been revised to that originally submitted, increasing the area of the site by approximately 5.12 ha to provide access to the GNLPO206 site, the site is a revision of a series of options as sites GNLPO284R and GNLPO206 are both owned by Taylor Wimpey. Initial highway evidence has indicated that an access could 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 so landscaping and ecology mitigation are very likely to be required also development may need to mitigate impact on the setting of the church. The site is concluded as suitable for the land availability assessment. However as this is a revision to site GNLPO284 which also overlaps significantly with site GNLPO206 the land has already been counted towards the figure in the original HELAA document and must not be doublecounted for the purposes of this HELAA addendum. The site has therefore been marked as unsuitable.

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

## Parish: Costessey

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP0284R

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

# Parish: Costessey Suitability Assessment

**Site reference: GNLP2004**

**Site area (Ha): 0.64**

**LOCATION: Land to the rear of 23  
Longwater Lane**

**PROPOSED DEVELOPMENT:  
Residential development (4-10 dwellings  
proposed)**

**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	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 0.64 ha site lies to the east of Longwater Lane. The Highways Authority has deemed this site as having a suitable access and not having any transport constraints. The site is situated within the Wensum River Valley this means that easterly edge of the site is within flood zone 2. There is a designated species' located in the centre of the site of Crayfish, therefore, landscaping and ecology and flooding mitigation are likely to 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**

## Parish: Costessey

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2004

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

# Parish: Costessey Suitability Assessment

**Site reference: GNLP2074**

**Site area (Ha): 75.65**

**LOCATION: Norfolk Showground**

**PROPOSED DEVELOPMENT:  
Food, farming, leisure, tourism, recreation,  
arts, exhibition**

**District: South Norfolk**

## 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	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 large 75.65 ha site encompasses the current Norfolk Showground site. There are no access limitations on this site. The site is located near to Costessey Lodge a Grade II listed building. Constraints to the site include two designated species' locations and a tree preservation order. A small proportion of the site is located within a high and medium surface water flood risk and also near to a ground water protection zone. Therefore, landscaping and ecology mitigation are likely to 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**

## Parish: Costessey

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2074

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

# Parish: Costessey Suitability Assessment

**Site reference: GNLP2138**

**Site area (Ha): 2.65**

**LOCATION: North of Gunton Lane**

**PROPOSED DEVELOPMENT:  
Residential development (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	Red
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 2.65 ha site is located to the North of Gunton Lane. There are currently access constraints on the site it is located along a private road. The main constraint is that the site is wholly within a County Wildlife Site (Land South of the River Tud) and the Yare/Tud Valley, this site would have a detrimental impact on designated sites, protected species or ecological networks. The majority of the site is within flood zones 3 and 2, therefore, landscaping and ecology mitigation would be required. Due to the significance of the constraints identified 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**

## Parish: Costessey

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2138

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

# Parish: Costessey Suitability Assessment

**Site reference: GNLP2156**

**Site area (Ha): 1.93**

**LOCATION: 10 Longwater Lane**

**PROPOSED DEVELOPMENT:  
Residential development (unspecified number)**

**District: South Norfolk**

## CONSTRAINTS ANALYSIS

Access	Green
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	Amber
Open Space and GI	Amber
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

## SITE SUITABILITY CONCLUSIONS

The 1.93 ha site lies to the west of Longwater Lane. There are no transport and access issues impacted this site. But the site is located near to a tree preservation order, a designated species location of Lime Beetle and is adjacent to an area of open space, therefore, landscaping and ecology mitigation are likely to be required. The site is entirely within the designated river valley, north of the site is within flood zone 2 and 3 and is at high risk of flooding, which would require mitigation. The site is concluded as suitable for the land availability assessment.

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

## Parish: Costessey

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2156

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

# Parish: Dickleburgh Suitability Assessment

Site reference: **GNLP2083**

Site area (Ha): **0.77**

**LOCATION:** East of Norwich Road

**PROPOSED DEVELOPMENT:**  
Residential development (10-15 dwellings proposed)

**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	Green
Compatibility with Neighbouring Uses	Green

## SITE SUITABILITY CONCLUSIONS

This is a 0.75 ha site to the north of the village but it is still reasonably accessible to local services. On the opposite side of Norwich Road is a footpath and the site is approximately 950 metres from the primary school. The site has a long frontage on the east side of Norwich Road. A new access is needed onto Norwich Road; and, there are townscape considerations to elongating the settlement further, especially on a site somewhat disconnected from the village's built edge. To be developed some constraints would need addressing but these are likely to be within the bounds of mitigation. For example, the site is in Flood Zone 1, apart from a small area at the north-east corner that is in Flood Zone 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**

## Parish: Dickleburgh Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2083

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

# Parish: Dickleburgh Suitability Assessment

Site reference: GNL2084

Site area (Ha): 0.24

LOCATION: East of Norwich Road

PROPOSED DEVELOPMENT:  
Residential development (5 dwellings proposed)

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 is a 0.23 ha site to the north of the village proposed for five dwellings. The site is reasonably accessible to local services. On the opposite side of Norwich Road is a footpath and the site is approximately 850 metres from the primary school. To be developed some constraints would need addressing but these are likely to be within the bounds of mitigation. Issues include mitigation 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**

## Parish: Dickleburgh Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2084

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

# Parish: Dickleburgh Suitability Assessment

Site reference: GNLP2145

Site area (Ha): 6.1

LOCATION: West of Norwich Road

**PROPOSED DEVELOPMENT:**  
**Residential-led mixed use development  
(80 dwellings, retirement home,  
community facility, offices and open space  
proposed)**

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	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 6.1 ha site that arcs around the north-west of the Village, adjacent to the A140, with an access onto Burston Road. Burston Road is narrow and initial highway advice has raised concerns with access and network. Mitigations would likely be required but a low density development is proposed, at approximately 14 dwellings per hectare. The site's proximity to the A140 may have some effect on the developable area. The northern section of the site is also within Flood Zones 2 and 3. In landscape and townscape terms, this site is disconnected from the existing built edge of the Village; and, how the site could relate to the undeveloped edge of the Village's Conservation Area is a 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**

## Parish: Dickleburgh Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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

### Overall Conclusions for Site GNLP2145

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

# Parish: Dickleburgh and Rushall Suitability Assessment

**Site reference: GNLPO230R**

**Site area (Ha): 0.84**

**LOCATION: Land opposite Bridge Farm**

**PROPOSED DEVELOPMENT:  
Residential development of 15-20 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	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

## SITE SUITABILITY CONCLUSIONS

This is a 0.9 ha site to the north of the village on the east side of Norwich Road. The boundary of the site has been revised from that originally submitted, reducing the area of the site by approximately 0.3 ha. The site is adjacent to the existing edge of the village. Constraints include mitigation for a new access onto Norwich Road and townscape considerations. The site is adjacent to the Conservation Area, there are three Grade II Listed buildings within a 100 metres to the south, and developing this site would elongate the village still further along Norwich Road. These constraints would need addressing but are likely to be within the bounds of mitigation. The site is concluded as suitable for the land availability assessment. However as this is a revision to site GNLPO230 the land has already been counted towards the figure in the original HELAA document and must not be double counted for the purposes of this HELAA addendum. The site has therefore been marked as unsuitable.

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

## Parish: Dickleburgh and Rushall Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP0230R

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

# Parish: Diss Suitability Assessment

**Site reference: GNL2067**

**Site area (Ha): 0.42**

**LOCATION: Victoria Road**

**PROPOSED DEVELOPMENT:  
Repair and retail warehouse, business and offices**

**District: South Norfolk**

## 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	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 0.42 ha site is located south of Victoria Road suggested for warehousing, business and offices. The adjacent building is a C2 residential care home which could conflict with the proposed use. The site is wholly within flood zone 2 and the boundary of the site is within flood zone 3. Other environmental considerations are that the site is adjacent to Stuston Common and is within the Waveney river valley. 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**

## Parish: Diss

### 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:

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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 GNLP2067

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

# Parish: Diss Suitability Assessment

**Site reference: GNLP2104**

**Site area (Ha): 50.51**

**LOCATION: West of Shelfanger Road**

**PROPOSED DEVELOPMENT:  
Residential development (unspecified  
number)**

**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	Amber
Compatibility with Neighbouring Uses	Green

## SITE SUITABILITY CONCLUSIONS

This 50.51 ha site is located west of Shelfanger Road. Initial highway evidences suggests that the local road network is considered to be unsuitable either in terms of road or junction capacity and lack of footpath provision, therefore, mitigation would be required. The centre of the site is at risk of surface flooding, and the northern border of the site is within flood zone 3, which would require mitigation. Other environmental constraints include the adjacent Brewer's Green County Wildlife Site and the southern portion of the site being within the Waveney River valley. The site is also near to numerous Grade II listed buildings, which would need consideration. 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**

## Parish: Diss

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2104

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

# Parish: Ditchingham Suitability Assessment

**Site reference: GNLP2011**

**Site area (Ha): 0.35**

**LOCATION: Lambert's Way**

**PROPOSED DEVELOPMENT:  
Residential development (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	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

This is a greenfield site lying to the south of Ditchingham village, at the end of Lambert's Way. The site is well related to local services including bus services, employment, GP surgeries, retail and Ditchingham Primary School. Initial highways evidence suggests access would be problematic (private road and junction visibility). The site lies entirely within the designated river valley and is close to the Broads Authority area, making the landscape sensitive to development. There is a conservation area, several listed buildings and some scheduled monuments, within 400m, and two SSSIs within 3km. There are no known constraints from utilities infrastructure, flood risk or contamination/ground stability, and there would be no loss of public open space. Although several constraints have been identified, the site is considered suitable for the land availability assessment.

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

## Parish: Ditchingham

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2011

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

# Parish: East Carleton Suitability Assessment

**Site reference: GNL2152**

**Site area (Ha): 0.51**

**LOCATION: East of Hethersett Road**

**PROPOSED DEVELOPMENT:  
Residential development (unspecified number)**

**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

This is a 0.51 ha site, east of Hethersett Road, promoted for residential development. The site is adjacent to land already promoted by the same owners (ref: GNL2152). The site is on the fringe of the village and is remote from services and facilities. Initial Highways Authority evidence has raised concern about the site's remoteness and the suitability of the road network. The site does not have any particular constraints that would prevent development, but it is within 300 metres of the Grade II\* listed Church of St Mary. Although the site is relatively unconstrained its remoteness is not an issue that can be mitigated and therefore 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**

## Parish: East Carleton Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2152

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

# Parish: East Carleton Suitability Assessment

Site reference: GNLP2165

Site area (Ha): 1.15

LOCATION: South of Wymondham Road

PROPOSED DEVELOPMENT:  
Business park, offices, plus 4 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	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Red
Compatibility with Neighbouring Uses	Green

## SITE SUITABILITY CONCLUSIONS

This is a 1.15 ha site, south of Wymondham Road, promoted as a business park, including offices, as well as four dwellings. The site is adjacent to land already promoted (ref: GNLP1058) and is on the fringe of the village, remote from services and facilities. Initial Highways Authority evidence has raised concern about the site's remoteness and the suitability of the road network. Whilst there are no concerns over potential contamination, ground stability, loss of open space or flood risk ruling out the principle of development, the site's remoteness to core services and the road network are significant matters that would be difficult to mitigate and therefore 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**

## Parish: East Carleton Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2165

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

# Parish: East Carleton Suitability Assessment

**Site reference: GNL2167**

**Site area (Ha): 0.88**

**LOCATION: East of Hethersett Road**

**PROPOSED DEVELOPMENT:  
Residential development (unspecified number)**

**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

This is a 0.88 ha site, east of Hethersett Road, promoted for residential development. The site is adjacent to land already promoted by the same owners (ref: GNL2167). The site is on the fringe of the village and is remote from services and facilities. Initial Highways Authority evidence has raised concern about the site's remoteness and the suitability of the road network. The site does not have any particular constraints that would prevent development, but it is within 400 metres of the Grade II\* listed Church of St Mary. Although the site is relatively unconstrained its remoteness is not an issue that can be mitigated and therefore 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**

## Parish: East Carleton Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2167

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

# Parish: Flordon Suitability Assessment

**Site reference: GNLP2147**

**Site area (Ha): 0.4**

**LOCATION: East of Greenways**

**PROPOSED DEVELOPMENT:  
Residential development (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	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 0.4 ha site that could lend itself to frontage development along Greenways in Flordon. Initial Highways Authority evidence has raised concerns about the unsuitability of the road network and the lack of services within an accessible distance from Flordon. Under the HELAA assessment criteria, the bus service is the only core service within an accessible distance to the site. There are no known constraints in relation to contamination/ground stability or flood risk, but consideration of the railway to the east maybe necessary. As well as being next to woodland, ecological constraints relate to the site's proximity to habitats around the River Tas. The site is within the 3,000 metre buffer distance to SAC (Special Area of Conservation) and SSSI (Sites of Special Scientific Importance) designations. In conclusion, although at the limits of accessibility to core services the site is suitable for the land availability assessment.

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

## Parish: Flordon

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2147

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

# Parish: Forncett Suitability Assessment

**Site reference: GNL2013**

**Site area (Ha): 1**

**LOCATION: Black Barn**

**PROPOSED DEVELOPMENT:  
Residential development (5 dwellings  
proposed)**

**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 Forncett End with reasonable accessibility to services. Access would be from Tabernacle Lane, which is narrow, and initial highway evidence has indicated that there are potential access and road network constraints to the site. Even if access along Tabernacle Lane was improved, the access to the site is by a long, narrow track that is 6 metres wide and 75 metres long before opening into the main part of the site. To be suitable in access terms the site is most likely to come forward in conjunction with GNL20536 which appears to be in the same ownership. There are no significant landscape or biodiversity concerns but the access is immediately next to a Grade II listed farmhouse. At the south-west corner, and by the site access, there is risk of surface water flooding. General matters are Water Recycling Centre treatment capacity and the need for improvements to connect to the foul water sewer. It appears that the constraints could be overcome and 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**

## Parish: Forncett Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2013

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

# Parish: Forncett Suitability Assessment

**Site reference: GNLP2028**

**Site area (Ha): 1.51**

**LOCATION: Low Road**

**PROPOSED DEVELOPMENT:  
Residential development (6 dwellings  
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	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 site is a 2 ha site on the east side of Low Road in Forncett St Mary. The site has a long frontage along Low Road and through the development process it is likely that a suitable access could be achieved. A general constraint for Forncett is the lack of services within an accessible distance and the limitations of the highway network. Although the village hall is opposite the site, Forncett Primary School is 1,400 metres away. An important consideration is the setting of the Grade I listed St Mary's Church that is immediately to the south of the site, this may lead to significant townscape and historic environment impacts and consideration would need to be given as to whether this could reasonably be mitigated. 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 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**

## Parish: Forncett Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2028

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

# Parish: Forncett Suitability Assessment

**Site reference: GNLP2058**

**Site area (Ha): 0.96**

**LOCATION: Tawny Farm**

**PROPOSED DEVELOPMENT:  
Residential development (15 dwellings  
proposed)**

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

## SITE SUITABILITY CONCLUSIONS

This is a 0.96 ha site at Tawny Farm, located off Station Road, east of the railway. The site has a frontage along Station Road, and although narrow and on a bend, a suitable access for a small development is likely to be achievable. The site is at the limits of accessibility to services, there is a bus stop next to the site and Forncett Primary School is 2.1 km away. Initial highway evidence considers the site to be remote which would result in an increased use of unsustainable transport modes. It is likely that most journeys would be by car to services in Long Stratton 2-3 km away. A consideration for the site is its current and previous uses as a pet shop, car repairs, and holiday let business, giving a brownfield status to at least part of the site. On the opposite side of Station Road, on a former fuel depot, is a scheme by Bennett Homes for 17 properties. The site appears to be at low risk of flooding, although there are some ponds on site. Some utility and infrastructure improvements, such as with water supply and sewerage, may also be required. 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**

## Parish: Forncett Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2058

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

# Parish: Forncett St Mary Suitability Assessment

**Site reference: GNL0559R**

**Site area (Ha): 2.15**

**LOCATION: Four Seasons Nursery**

**PROPOSED DEVELOPMENT:  
Three self-build houses for plantsmen on the site with the benefit of many rare trees and shrubs established over the past thirty years.**

**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	Green
Open Space and GI	Green
Transport and Roads	Red
Compatibility with Neighbouring Uses	Green

## SITE SUITABILITY CONCLUSIONS

The revised 2.15 ha boundary now includes a frontage along Cheneys Lane. There is limited accessibility to services, other than a bus stop and school. Initial highway evidence considers the site to be remote which would result in an increased use of unsustainable transport modes and the local road network appears to be unsuitable in terms of road capacity or lack of footpath provision. A suitable access appears achievable to the revised site through the development process and replacement of the existing plant nursery business may not lead to a significant increase in vehicle movements. 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. Although there are a number of constraints to be overcome and the site is at the limits of acceptability for accessibility to core services the area of land additional to the original site 0559 is considered suitable for the land availability assessment.

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

## Parish: Forncett St Mary Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP0559R

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

# Parish: Framingham Earl Suitability Assessment

**Site reference: GNLP2127**

**Site area (Ha): 2.38**

**LOCATION: Orchard Farm**

**PROPOSED DEVELOPMENT:  
Residential development (unspecified  
number)**

**District:** South Norfolk

## CONSTRAINTS ANALYSIS

Access	Green
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	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 greenfield site lies between Framingham Earl and Yelverton villages, to the west of Burgate Lane and poorly related to the built environment. Initial evidence leads the Highway Authority to consider the site to be remote and the local road network lacking capacity, although the site is accessible to bus services, employment and two primary schools. The road and part of the site is at risk of surface water flooding, which may affect access and layout decisions. It is likely that the sewerage infrastructure network would need to be upgraded and a national grid gas pipeline runs through the site. However, development of the site would not affect any designated ecological site, sensitive townscape or landscape, the site is not known to be contaminated and there would be no loss of public open space. Therefore, although this site has significant constraints, it is considered suitable for the land availability assessment.

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

## Parish: Framingham Earl Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2127

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

# Parish: Gt Moulton Suitability Assessment

**Site reference: GNLP2003**

**Site area (Ha): 1.13**

**LOCATION: Former meat processing plant**

**PROPOSED DEVELOPMENT:  
Residential development (20-30 dwellings  
proposed)**

**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	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

## SITE SUITABILITY CONCLUSIONS

This is a former meat processing plant to the west of Frith Way, slightly north of Great Moulton village. Initial highway evidence highlights concerns that a suitable access could be achieved, the local road network is unsuitable and the site is remote from services, although the site is accessible to Aslacton Primary School, some bus services and a few local employers. It is possible that the sewerage infrastructure would need to be upgraded, but there are no known constraints from utilities infrastructure, ground instability and there would be no loss of public open space.

Considering the previous use of the site, it is possible there could be some ground contamination. The site has some risk of surface water flooding, and at 1:100 extent, this covers significant areas within the site. There are some listed buildings nearby, and two SSSI sites within 3km, although these may not be affected. Although the site has constraints, avoiding the areas at risk of flooding, approximately 0.8ha could be considered suitable for the land availability assessment.

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

## Parish: Gt Moulton

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2003

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

# Parish: Gt Moulton Suitability Assessment

**Site reference: GNLP2008**

**Site area (Ha): 0.33**

**LOCATION: Overwood Lane**

**PROPOSED DEVELOPMENT:  
Residential development (1-3 dwellings  
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	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, to the west of Overwood Lane and poorly related to any village, being mid-way between Aslacton and Forncett. Initial highway evidence highlights concerns that a suitable access could be achieved, the local road network is unsuitable and the site is remote from services, although the site is within walking distance of Aslacton Primary School, some bus services and a few local employers. The site is in the designated river valley, and there is a listed building nearby. 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. The road has some surface water flood risk, which may affect access decisions. Although the site is remote, it is considered suitable for the land availability assessment.

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

## Parish: Gt Moulton

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2008

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

# Parish: Gt Moulton Suitability Assessment

**Site reference: GNLP2068**

**Site area (Ha): 0.86**

**LOCATION: Cherry Tree Farm**

**PROPOSED DEVELOPMENT:  
Residential-led mixed use (16 dwellings, 3 shops with flats above)**

**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 which lies north of High Green, between the railway line and Woodrow Lane, and midway between Gt Moulton and Sneath Common villages. It is proposed for residential-led mixed use (including 3 shops). Initial highway evidence highlights concerns that a suitable access could be achieved, the local road network is unsuitable and the site is remote from services, although the site is within walking distance of Aslacton Primary School, some bus services and a few local employers. High Green has some surface water flood risk, which may affect access decisions. There are some listed buildings nearby, and two SSSI sites within 3km, although these may not be affected. Although the site has some constraints, it is considered suitable for the land availability assessment.

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

## Parish: Gt Moulton

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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

#### Overall Conclusions for Site GNLP2068

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

# Parish: Harleston Suitability Assessment

**Site reference: GNLP2088**

**Site area (Ha): 7.3**

**LOCATION: West of Shotford Road**

**PROPOSED DEVELOPMENT:  
Residential development (150 dwellings  
proposed)**

**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	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 greenfield site lies south of Needham Road, Harleston, north of the A143 (a further access could be taken from Shotford Road to the east). Initial evidence would suggest that the Highways Authority would support the site. It is reasonably well related to the town, so is accessible to bus services, employment, and the high school as well as GP and retail but there are also listed buildings nearby. The site lies partially on Grade 2 agricultural land and entirely within the designated river valley. There is an area at risk of surface water flooding within the site, and the 1:1000 extent is significant. Any development in Harleston may impact on Gawdyhall Big Wood to the north of the town which may require mitigation, although there are no obvious ecological issues with the site itself. Sewerage, surface water and water supply network enhancements would all be necessary; mitigation of surface water drainage would be particularly important. There are no constraints regarding contaminated land and there would be no loss of publicly accessible open space. Avoiding the area at risk of flooding, approximately 6ha 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**

## Parish: Harleston

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2088

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

# Parish: Harleston Suitability Assessment

**Site reference: GNLP2098**

**Site area (Ha): 2.52**

**LOCATION: North of Green Lane**

**PROPOSED DEVELOPMENT:  
Residential development (65 dwellings  
proposed)**

**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	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 greenfield site lies entirely within the designated river valley, north of Green Lane and adjacent to existing housing to the east of the town. Initial evidence would suggest that the Highway Authority would support the site. Being well-related to the built form, it has access to bus services, employment, GP, retail, primary and secondary schools. There is a line of surface water flood risk within the site, and at 1:1000 extent, this is significant. A listed building within 400m is unlikely to be affected by the site's development. Any development in Harleston may impact on Gawdyhall Big Wood to the north of the town which may require mitigation, although there are no obvious ecological issues with the site itself. Sewerage, surface water and water supply network enhancements would all be necessary; mitigation of surface water drainage would be particularly important. There are no constraints regarding contaminated land and there would be no loss of publicly accessible open space. Although the site has some constraints, the area outside the flood risk (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**

## Parish: Harleston

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 11 - 15 years (April 2026 to March 2031)	

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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 GNLP2098

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

# Parish: Harleston Suitability Assessment

**Site reference: GNLP2099**

**Site area (Ha): 4.45**

**LOCATION: South of Redenhall Road**

**PROPOSED DEVELOPMENT:  
Residential development (110 dwellings  
proposed)**

**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	Amber
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 greenfield site lies entirely within the designated river valley, south of Redenhall Road and adjacent to existing housing to the east of the town. Initial evidence would suggest that the Highway Authority would support the site. Being well-related to the built form, it has access to bus services, employment, GP, retail, primary and secondary schools. There is a line of surface water flood risk at the site's north and south boundaries, which could be avoided. Listed buildings and the conservation area within 400m are unlikely to be affected by the site's development. Any development in Harleston may impact on Gawdyhall Big Wood to the north of the town which may require mitigation, although there are no obvious ecological issues with the site itself. Sewerage, surface water and water supply network enhancements would all be necessary; mitigation of surface water drainage would be particularly important. It is approximately 150m from the sewage works (there are intervening dwellings) but there are no constraints regarding contaminated land and there would be no loss of publicly accessible open space. Although the site has some constraints, it is considered suitable for the land availability assessment.

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

## Parish: Harleston

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2099

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

# Parish: Harleston Suitability Assessment

**Site reference: GNLP2105**

**Site area (Ha): 1.06**

**LOCATION: Mendham Lane**

**PROPOSED DEVELOPMENT:  
Residential development (20 dwellings  
proposed)**

**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	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 small greenfield site lies to the west of the A143 off Mendham Lane and is currently in use as allotments. Initial evidence would suggest that the Highway Authority would support the site, provided it came forward with the adjacent site GNLP2136. It is reasonably well related to the town, so is accessible to bus services, employment, and primary and high schools, as well as GP and retail. The site lies entirely within the designated river valley. There is a small area at risk of surface water flooding at the site boundary, which could be avoided. Any development in Harleston may impact on Gaudyhall Big Wood to the north of the town which may require mitigation, although there are no obvious ecological issues with the site itself. Sewerage, surface water and water supply network enhancements would all be necessary; mitigation of surface water drainage would be particularly important. There are no constraints regarding contaminated land. However, development of the site would result in the loss of public allotments. Although the site has some constraints, it is considered suitable for the land availability assessment.

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

## Parish: Harleston

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2105

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

# Parish: Harleston Suitability Assessment

**Site reference: GNLP2108**

**Site area (Ha): 7.18**

**LOCATION: South of Spirketts Lane**

**PROPOSED DEVELOPMENT:  
Residential development (160-175 dwellings proposed)**

**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	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 greenfield site lies south of Spirketts, Harleston, north of the A143. Initial evidence would suggest that the Highway Authority would support the site. It is reasonably well related to the town, so is accessible to bus services, employment, and primary and high schools, as well as GP and retail, but there are also listed buildings nearby. The site lies entirely within the designated river valley. There is a small area at risk of surface water flooding at the site boundary, which could be avoided. Any development in Harleston may impact on Gawdyhall Big Wood to the north of the town which may require mitigation, although there are no obvious ecological issues with the site itself. Sewerage, surface water and water supply network enhancements would all be necessary; mitigation of surface water drainage would be particularly important. There are no constraints regarding contaminated land and there would be no loss of publicly accessible open space. Although the site has some constraints, it is considered suitable for the land availability assessment.

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

## Parish: Harleston

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 11 - 15 years (April 2026 to March 2031)	

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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 GNLP2108

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

# Parish: Harleston Suitability Assessment

**Site reference: GNLP2116**

**Site area (Ha): 7.1**

**LOCATION: South of Needham Road**

**PROPOSED DEVELOPMENT:  
Residential development (160 dwellings  
proposed)**

**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	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 greenfield site lies south of Needham Road, Harleston, north of the A143. Initial evidence would suggest that the Highway Authority would support the site. It is reasonably well related to the town, so is accessible to bus services, employment, and the high school, as well as GP and retail, but there are also listed buildings nearby. The site lies partially on Grade 2 agricultural land and entirely within the designated river valley. There is a small area at risk of surface water flooding within the site. Any development in Harleston may impact on Gawdyhall Big Wood to the north of the town which may require mitigation, although there are no obvious ecological issues with the site itself. Sewerage, surface water and water supply network enhancements would all be necessary; mitigation of surface water drainage would be particularly important. There are no constraints regarding contaminated land and there would be no loss of publicly accessible open space. Although the site has some constraints, it is considered suitable for the land availability assessment.

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

## Parish: Harleston Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2116

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

# Parish: Harleston Suitability Assessment

**Site reference: GNL2136**

**Site area (Ha): 27.04**

**LOCATION: Briar Farm**

**PROPOSED DEVELOPMENT:  
Residential-led mixed development (350 dwellings including accessible dwellings, care, employment, retail)**

**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	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 large site (27ha) lies entirely within the river valley, west of the A143, with potential access from Mendham Lane, Jays Green or existing housing development to the east of the town. Initial evidence would suggest that the Highway Authority would support the site. Being well-related to the built form, it has access to bus services, employment, GP, retail, primary and secondary schools. There is a line of surface water flood risk within the site, which could be avoided. The conservation area within 400m is unlikely to be affected by the site's development. Any development in Harleston may impact on Gawdyhall Big Wood to the north of the town which may require mitigation, and there are ponds on and adjacent to the site which may require ecological surveys. Sewerage, surface water and water supply network enhancements would all be necessary; mitigation of surface water drainage would be particularly important. There are no constraints regarding contaminated land and there would be no loss of publicly accessible open space. Although the site has some constraints, it is considered suitable for the land availability assessment.

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

## Parish: Harleston

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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

#### Overall Conclusions for Site GNLP2136

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

# Parish: Hempnall Suitability Assessment

**Site reference: GNLP2046**

**Site area (Ha): 1.51**

**LOCATION: Pear Tree Farm**

**PROPOSED DEVELOPMENT:  
Residential development (unspecified number)**

**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	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

## SITE SUITABILITY CONCLUSIONS

This 1.51 ha site is north of Lundy Green. Initial highway evidence suggests that the local road network is considered to be unsuitable either in terms of road or junction capacity and lack of footpath provision. The site is near to numerous Grade II listed buildings. Although accessible to some core services the site is considered to be remote so development here would be likely to result in an increased use of unsustainable transport modes. Although the site has some constraints on balance it is considered suitable for the land availability assessment.

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

## Parish: Hempnall

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2046

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

# Parish: Hempnall Suitability Assessment

**Site reference: GNLP2081**

**Site area (Ha): 2.39**

**LOCATION: West of Field Lane**

**PROPOSED DEVELOPMENT:  
Residential development (40 dwellings  
proposed)**

**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	Green
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

## SITE SUITABILITY CONCLUSIONS

This 2.39 ha site is located west of Field Lane. Initial highway evidence suggests that the local road network is considered to be unsuitable either in terms of road or junction capacity and lack of footpath provision, which would require mitigation. This site is not at risk of flooding although it is near to multiple Grade II listed buildings which would need consideration. 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**

## Parish: Hempnall

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2081

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

# Parish: Hingham Suitability Assessment

**Site reference: GNLPO544R**

**Site area (Ha): 3.8**

**LOCATION: Swan Field', Hardingham Road**

**PROPOSED DEVELOPMENT:  
Residential development up to 96  
dwellings @ 30 per hectare**

**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 3.8 ha site on the eastern side of Hingham on the north side of the Hardingham Road. The revised site boundary has been extended to the west, increasing the total site area from 2.98 ha to 3.8 ha, whilst the amount of residential development remains at up to 96 dwellings. This site has good accessibility to core services but Highways Authority evidence has indicated concern over the suitability of the local road network. 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 the 3,000m buffer to the Sea Mere 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 the area of land additional to the original site 0544 is considered suitable for the land availability assessment, although the submission does not propose any increase in the number of dwellings.

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

## Parish: Hingham

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP0544R

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

# Parish: Keswick & Intwood Suitability Assessment

**Site reference: GNLP2014**

**Site area (Ha): 1.14**

**LOCATION: Intwood Road**

**PROPOSED DEVELOPMENT:  
Residential/office**

**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	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 greenfield site lies on Intwood Road, south of, and separated from the built-up part of Cringleford by the railway line, and is proposed for housing or office uses. There are several services in Cringleford within walking distance including a few employers, a GP surgery, school, convenience store and bus service but there are no footpaths. Initial highway evidence has indicated that a suitable access may be possible, but the site is considered remote. Sewerage infrastructure upgrades may be required, including to the water recycling centre. The site contains areas at risk of surface water flooding and is close to several listed buildings and a County Wildlife 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 residential or 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**

## Parish: Keswick & Intwood Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2014

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

# Parish: Kirstead Suitability Assessment

**Site reference: GNLP2174**

**Site area (Ha): 0.76**

**LOCATION: East of Kirstead Green**

**PROPOSED DEVELOPMENT:  
Residential development (20 dwellings  
proposed)**

**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	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 0.76 ha site, at the southern edge of Kirstead Green the hamlet, and on eastern side of Kirstead Green the road, promoted for 20 dwellings. Initial Highway Authority evidence has not raised concerns, subject to the creation of a suitable access. The access to services in Kirstead Green is limited but there is a bus stop within an accessible distance of the site. Consideration should be given to surface water flood risk at a risk of up to 1 in 30 chance. Whilst not likely to preclude development, a consideration is that the site is within the 3,000 metre SSSI impact zone for Hedenham Wood. In conclusion, the site is considered suitable for the land availability assessment, but with the site access arrangements being a subject for which more information is needed.

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

## Parish: Kirstead

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2174

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

# Parish: Little Melton Suitability Assessment

**Site reference: GNL0182R**

**Site area (Ha): 3.15**

**LOCATION: Land to the north and south of Mill Road**

**PROPOSED DEVELOPMENT:**  
Residential development, and the site will provide opportunities to enhance connectivity to existing residential development in the immediate surrounding area. Parts of the site could be offered to the community for additional open space provision.

**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 site was included in the 2016 call for sites but the site has been reduced considerably in size from three 21.61 ha sites to two 3.15 ha sites a reduction of 18.46 ha. The site is within 100m of a grade II\* listed building. The site has a limited transport network which would require mitigation. 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. However as this is a revision to site GNL0182 the land has already been counted towards the figure in the original HELAA document and must not be doublecounted for the purposes of this HELAA addendum. The site has therefore been marked as unsuitable.

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

## Parish: Little Melton Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP0182R

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

# Parish: Little Melton Suitability Assessment

**Site reference: GNL0477R**

**Site area (Ha): 2**

**LOCATION: Land to the South of School Lane**

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

## SITE SUITABILITY CONCLUSIONS

This 2 ha site is located to the south of the village. It combines sites GNL0477 and GNL0495 into one site. 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 setting of the nearby listed building at Elm Farm 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. However as this is a revision to site GNL0477 (including 0495) the land has already been counted towards the figure in the original HELAA document and must not be doublecounted for the purposes of this HELAA addendum. The site has therefore been marked as unsuitable.

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

## Parish: Little Melton Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP0477R

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

# Parish: Little Melton Suitability Assessment

**Site reference: GNLP2044**

**Site area (Ha): 16.15**

**LOCATION: Braymeadow Lane**

**PROPOSED DEVELOPMENT:  
Residential development (400-500 dwellings proposed)**

**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	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 16.15 ha site is located off of Braymeadow Lane. Initial highway evidence suggests that the site has a limited transport network and is remote which would require mitigation. Part of the site is within the Norwich Southern Bypass Land Protection Zone and is adjacent to the Hethersett Strategic Gap. There is an historic landfill site to the north of the site which could pose contamination risks. There are various ecological implications these are; areas of high surface water flooding areas throughout the site, nearby grade II listed, an array of protected trees and is also in close proximity to a County Wildlife Site, Braymeadow. Therefore the site would need to mitigate against these constraints. 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**

## Parish: Little Melton Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2044

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

# Parish: Loddon Suitability Assessment

Site reference: GNL2032

Site area (Ha): 0.54

LOCATION: South of Beccles Road

PROPOSED DEVELOPMENT:  
Residential development (unspecified number)

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	Green
Compatibility with Neighbouring Uses	Green

## SITE SUITABILITY CONCLUSIONS

This is a 0.54 ha site promoted for residential development in Loddon with a frontage onto the southern side of the Beccles Road. Initial Highway Authority advice has not raised concern, subject to improvements to form a suitable access. The site is adjacent to the Loddon Conservation Area, and there are Grade II listed buildings along Beccles Road, so consideration to townscape matters will be needed. Fluvial and surface water flood risk are crucial matters that will likely reduce the net developable area. The eastern side of the site is in Flood Zone 3. Ecological constraints also relate to the site's proximity to habitats in the Broads. The site is 400 metres from the Broads Authority administrative area and within the 3,000 metre buffer distance to SAC (Special Area of Conservation), SPA (Special Protection Area), SSSI (Sites of Special Scientific Importance), Ramsar and National Nature Reserve designations. Whilst particularly the flood risk could constrain 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**

## Parish: Loddon

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2032

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

# Parish: Marlingford and Colton Suitability Assessment

**Site reference: GNL0475R**

**Site area (Ha): 2.85**

**LOCATION: Land south of Colton/east of Highhouse Farm Lane**

**PROPOSED DEVELOPMENT: Housing, including but not limited to options from general market, affordable, retirement, 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

This site was included in the 2016 call for sites and since it has increased in size by 0.41 ha to 2.85 ha. 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 on balance the additional area proposed is considered suitable for the land availability assessment, although the original site area must not be double counted.

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

## Parish: Marlingford and Colton Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP0475R

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

# Parish: Marlingford and Colton Suitability Assessment

**Site reference: GNL0476R**

**Site area (Ha): 23.67**

**LOCATION: East of Honingham  
Road/north of Barnham Broom Golf &  
Country Club**

**PROPOSED DEVELOPMENT:  
Housing, including but not limited to  
options from general market, affordable,  
retirement, 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	Amber

## SITE SUITABILITY CONCLUSIONS

This site was included in the 2016 call for sites and has since been reduced in size by 5.67 ha to 23.67 ha. The site is proposed for housing; although there are remoteness and network issues and 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. Although this site has constraints, particularly its location at the limits of acceptability to core services, it is considered suitable for the land availability assessment. However as this is a revision to site GNL0476 the land has already been counted towards the figure in the original HELAA document and must not be doublecounted for the purposes of this HELAA addendum. The site has therefore been marked as unsuitable.

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

## Parish: Marlingford and Colton Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP0476R

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

# Parish: Mulbarton Suitability Assessment

Site reference: GNL2038

Site area (Ha): 14.67

LOCATION: South of Rectory Lane

PROPOSED DEVELOPMENT:  
Residential development (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	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 14.67 ha site is located south of Rectory Road. Initial highway evidences suggests that the local road network is considered to be unsuitable either in terms of road or junction capacity and lack of footpath provision. The northerly section of the site is at risk of surface water flooding. Additionally, the site is adjacent to the Mulbarton Historic Conservation area and near to numerous Grade II listed buildings. These constraints may require mitigation. The site has good access to services in Mulbarton. 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**

## Parish: Mulbarton

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2038

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

# Parish: Mulbarton Suitability Assessment

Site reference: GNL2039

Site area (Ha): 4.66

LOCATION: North of Rectory Lane

PROPOSED DEVELOPMENT:  
Residential development (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	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 4.66 ha site is located north of Rectory Lane. Initial highway evidence suggest that the local road network is considered to be unsuitable either in terms of road or junction capacity and lack of footpath provision. The northerly section of the site is at risk of surface water flooding. Additionally, the site is adjacent to the Mulbarton Historic Conservation area and near to numerous Grade II listed buildings. These constraints may require mitigation. The site has good access to services in Mulbarton. 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**

## Parish: Mulbarton

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2039

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

# Parish: Needham Suitability Assessment

**Site reference: GNL2065**

**Site area (Ha): 2.3**

**LOCATION: North of High Road and Harman's Lane**

**PROPOSED DEVELOPMENT:  
Residential development (8 dwellings 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	Red
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

The site lies to the north of Needham village, north-west of High Road. It is accessible to bus routes, employment and Archbishop Sancroft High School, but also close to listed buildings, although these may not be affected by development. Initial evidence suggests the Highways Authority considers that access may be achievable, but the site is considered remote as it has no walkable access to a primary school. There is a SSSI within 3km which may require mitigation. Off-site mains reinforcement would be required to serve growth in this location but the lack of adequate mains sewerage is a significant constraint. The site is in the designated river valley, and an area at risk of surface water flooding and within Flood Zones 2 & 3 runs through the site, which would need to be avoided. However, there are no known constraints in relation to utilities infrastructure or contamination/ground stability. Although the site has some constraints, the 0.9ha area outside Flood Zone 3 could be considered suitable for the land availability assessment.

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

## Parish: Needham Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2065

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

# Parish: Needham Suitability Assessment

**Site reference: GNLP2115**

**Site area (Ha): 6**

**LOCATION: North of Needham Road**

**PROPOSED DEVELOPMENT:  
Residential development (175 dwellings  
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	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

Although mostly within Needham parish, this site lies at the edge of Harleston, north of Needham Road. It is accessible to bus routes, employment, GP surgeries, retail and Archbishop Sancroft High School, but also close to listed buildings, although these may not be affected by development. Initial evidence suggests the Highway Authority would support the site. There is a SSSI within 3km and some areas within the site at risk of surface water flooding, both of which may require mitigation. Sewerage, surface water and water supply network enhancements would all be necessary; mitigation of surface water drainage would be particularly important. The site is in agricultural land class 2, which is among the best and most versatile. However, there are no known constraints in relation to utilities infrastructure or contamination/ground stability. Although the site has some constraints, it is considered suitable for the land availability assessment.

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

## Parish: Needham Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2115

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

# Parish: Poringland Suitability Assessment

**Site reference: GNLP2153**

**Site area (Ha): 9.3**

**LOCATION: South of Burgate Lane**

**PROPOSED DEVELOPMENT:  
Residential development (165 dwellings  
proposed) and green infrastructure**

**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	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 large greenfield site (just over 9ha) is adjacent to the eastern edge of Poringland, on the south side of Burgate Lane. Its location means the site has access to bus services, employment, retail and Poringland Primary School. Initial evidence suggests that although the site could achieve a suitable access, the Highway Authority state the local road network is constrained. It is likely that sewerage infrastructure would need to be upgraded, and a small area within the site is at risk of surface water flooding, which could be avoided. However, development of the site would not affect any designated ecological sites, sensitive landscapes or townscapes. There are no known constraints from utilities infrastructure or contaminated land, and there would be no loss of public open space. Assuming these constraints could 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**

## Parish: Poringland 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:

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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 GNLP2153

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

# Parish: Pulham Market Suitability Assessment

Site reference: GNL2095

Site area (Ha): 0.66

LOCATION: East of Colegate End Road

PROPOSED DEVELOPMENT:  
Residential development (12 dwellings proposed)

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 0.66 ha site is located to the north of the village, East of 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 with three neighbouring grade II listed buildings and the Pulham Market conservation zone, therefore, landscaping and ecology mitigation are very likely to be required. There are currently transport network issues which would need to be assessed and mitigated. 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**

## Parish: Pulham Market Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2095

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

# Parish: Pulham Market Suitability Assessment

Site reference: GNL2096

Site area (Ha): 2.95

LOCATION: West of Mill Lane

PROPOSED DEVELOPMENT:  
Residential development (50 dwellings proposed)

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 2.95 ha 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. There are currently transport network issues which would need to be assessed and mitigated. 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**

## Parish: Pulham Market Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2096

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

# Parish: Pulham Market Suitability Assessment

Site reference: GNL2128

Site area (Ha): 1.81

LOCATION: Former waste transfer station

PROPOSED DEVELOPMENT:  
Retail/petrol station

District: South Norfolk

## 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	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 1.81 ha site is located to the west of Pulham Market. The site is largely within flood zone but is at low risk of flooding. The previous use of the site could pose contamination issues, so mitigation could be required. The site has no transport issues as it is accessed off of the B1134 near to the junction with the A140. 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**

## Parish: Pulham Market

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2128

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

# Parish: Pulham St Mary Suitability Assessment

**Site reference: GNL1052R**

**Site area (Ha): 4.03**

**LOCATION: Land Northwest of Norwich  
Road and Poppy's Lane**

**PROPOSED DEVELOPMENT:  
Residential and open space**

**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 4.03 ha greenfield site off Norwich Road adjacent to the development boundary, where frontage development exists on the opposite side of the road. Since the 2017 site submission the size of the site has been increased by 0.27 ha. 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. As this is a revision to site GNL1052 the majority of the site has already been counted for the purposes of the HELAA and must not be double counted but the additional 0.27ha can be considered suitable for the land availability assessment.

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

## Parish: Pulham St Mary

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP1052R

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

# Parish: Rockland St Mary Suitability Assessment

**Site reference: GNLP2007**

**Site area (Ha): 0.54**

**LOCATION: South of New Inn Hill**

**PROPOSED DEVELOPMENT:  
Residential development (15+ dwellings  
proposed)**

**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	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 0.54 ha greenfield site off New Inn Hill at the eastern edge of Rockland St Mary for at least 15 homes. The site is within an accessible distance of services in the Village and there is an existing footpath on the north side of New Inn Hill. Initial highway evidence has indicated that an access into the site could be possible, subject to improvements secured via the development process. Ecological constraints relate to the site's proximity to habitats in the Broads. The site is 200 metres from the Broads Authority administrative area and within the 3,000 metre buffer distance to SAC (Special Area of Conservation), SPA (Special Protection Area), SSSI (Sites of Special Scientific Importance), Ramsar and National Nature Reserve designations. Whilst the constraints identified may limit the potential for 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**

## Parish: Rockland St Mary Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2007

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

# Parish: Rockland St Mary Suitability Assessment

**Site reference: GNLP2061**

**Site area (Ha): 1.98**

**LOCATION: North of The Street**

**PROPOSED DEVELOPMENT:  
Residential development (25 dwellings  
proposed)**

**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	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 1.98 ha greenfield site on the north side of the Street, in Rockland St Mary, for approximately 25 homes. The site is within an accessible distance of services in the Village and there is an existing footpath on the north side of the Street. Access to the site, via what is a narrow field access, from the Street is likely to be difficult. The access is approximately eight metres wide and continues for at least 40 metres before widening to what is a 'backland' site. Initial Highways Authority evidence has indicated concerns about whether an access could be achieved, but as mitigations may be possible it is not categorically ruled out for the purposes of the HELAA. A second constraint is a small area at 1 in 30 surface water flood risk but this could likely be mitigated. Ecological constraints relate to the site's proximity to habitats in the Broads. The site is 200 metres from the Broads Authority administrative area and within the 3,000 metre buffer distance to SAC (Special Area of Conservation), SPA (Special Protection Area), SSSI (Sites of Special Scientific Importance), Ramsar and National Nature Reserve designations. Whilst particularly the access could constrain 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**

## Parish: Rockland St Mary Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2061

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

# Parish: Rockland St Mary Suitability Assessment

**Site reference: GNLP2063**

**Site area (Ha): 1.95**

**LOCATION: North of The Street**

**PROPOSED DEVELOPMENT:  
Residential development (25 dwellings  
proposed)**

**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	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 1.95 ha greenfield site on the north side of the Street, in Rockland St Mary, for approximately 25 homes. The site is within an accessible distance of services in the Village and there is an existing footpath on the north side of the Street. Access to the site, via what is a narrow section of garden curtilage to an existing property, is likely to be difficult. The access onto The Street is approximately 12 metres wide and continues for at least 55 metres before widening to what is a 'backland' site. Initial highway evidence has indicated concerns about whether an access could be achieved, but there remains some possibility for highways improvement. The site is in Flood Zone 1 with part at a 1 in 1000 chance of surface water flooding. Ecological constraints relate to the site's proximity to habitats in the Broads. The site is 200 metres from the Broads Authority administrative area and within the 3,000 metre buffer distance to SAC (Special Area of Conservation), SPA (Special Protection Area), SSSI (Sites of Special Scientific Importance), Ramsar and National Nature Reserve designations. Whilst particularly the access could be constrain development, 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**

## Parish: Rockland St Mary Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2063

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

# Parish: Rockland St Mary Suitability Assessment

**Site reference: GNLP2064**

**Site area (Ha): 2.04**

**LOCATION: South of The Street**

**PROPOSED DEVELOPMENT:  
Residential development (25 dwellings  
proposed)**

**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	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

## SITE SUITABILITY CONCLUSIONS

This is a 2.04 ha greenfield site on the south side of the Street, in Rockland St Mary, for approximately 25 homes. The site is next to the GP surgery, and is within an accessible distance of other services in the Village. Access to the site is shared with the GP surgery, via a private drive, that leads onto The Street. The access is approximately 10 metres wide and continues for at least 80 metres before widening to what is a 'backland' site. As well as passing close to existing properties, and the GP surgery itself, the proposed access is made more complicated by a pair of garage blocks that face onto the private drive. Initial Highways Authority evidence has indicated concerns about whether an access could be achieved, but as mitigations may be possible it is not categorically ruled out for the purposes of the HELAA. Ecological constraints relate to the site's proximity to habitats in the Broads. The site is 200 metres from the Broads Authority administrative area and within the 3,000 metre buffer distance to SAC (Special Area of Conservation), SPA (Special Protection Area), SSSI (Sites of Special Scientific Importance), Ramsar and National Nature Reserve designations. Whilst particularly the access could constrain 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**

## Parish: Rockland St Mary Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2064

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

# Parish: Rockland St Mary Suitability Assessment

**Site reference: GNLP2070**

**Site area (Ha): 0.96**

**LOCATION: West of The Oaks**

**PROPOSED DEVELOPMENT:  
Residential development (5 dwellings  
proposed)**

**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	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

## SITE SUITABILITY CONCLUSIONS

This is a 0.96 ha greenfield site beyond the built edge of the Village but next to a small cluster of homes known as The Oaks. Initial Highways Authority evidence has raised concern about the site in terms of forming a suitable access and its remoteness. Whilst there is an absence of footpaths along Bramerton Lane services like the GP surgery and primary school are within an accessible distance. Ecological constraints relate to the site's proximity to habitats in the Broads. The site is 200 metres from the Broads Authority administrative area and within the 3,000 metre buffer distance to SAC (Special Area of Conservation), SPA (Special Protection Area), SSSI (Sites of Special Scientific Importance), Ramsar and National Nature Reserve designations. Whilst particularly the access and remoteness could limit the development potential, the site is concluded as suitable for the land availability assessment.

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

## Parish: Rockland St Mary Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2070

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

# Parish: Scole Suitability Assessment

**Site reference: GNLP0338R**

**Site area (Ha): 0.59**

**LOCATION: Land at Rose Farm**

**PROPOSED DEVELOPMENT:  
Residential development (10-14 homes proposed) plus landscaping and open spaces.**

**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	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 a farmhouse, lying to the south-east of Scole, south of Bungay Road, adjacent to the built-up area and within the designated river valley. Being well-related to the village, the site has walkable access to bus routes, employment, retail and Scole Primary School, but it is also close to listed buildings and the conservation area, which may require mitigation. Initial evidence suggests that the access and lack of footpath cause the Highways Authority concern. There is some risk of surface water flooding on the road (which may affect access decisions) and within the site at the pond – which may itself indicate the need for an ecological assessment. There is also a SSSI within 3km of the site. There are no concerns over contamination, ground stability or loss of open space. Although the site has some constraints, it is considered suitable for the land availability assessment. However as this is a revision to site GNLP0338 the land has already been counted towards the figure in the original HELAA document and must not be doublecounted for the purposes of this HELAA addendum. Therefore the site has been marked as unsuitable.

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

## Parish: Scole

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP0338R

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

# Parish: Scole Suitability Assessment

**Site reference: GNLP2066**

**Site area (Ha): 0.5**

**LOCATION: 1 Bridge Road**

**PROPOSED DEVELOPMENT:  
Residential development (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	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 lies to the south of Scole, adjacent to the built up area and taking a narrow access off Bridge Road. Being close to the village, the site is accessible to bus services, employment, retail and Scole Primary School, but is also close to listed buildings and adjacent to the conservation area. Initial evidence from the Highway Authority suggests that a suitable access cannot be achieved. The eastern part of the site is at risk of surface water flooding, and at 1:1000 extent this covers approximately half the site. There is a scheduled ancient monument within 400m of the site, and the site is in the designated river valley. However, there are no concerns over biodiversity, contamination, ground stability or loss of open space. The site has some constraints but subject to being able to achieve satisfactory access, it is considered suitable for the land availability assessment.

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

## Parish: Scole

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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

#### Overall Conclusions for Site GNLP2066

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

# Parish: Seething Suitability Assessment

Site reference: GNL2148

Site area (Ha): 0.53

LOCATION: West of Mill Lane

PROPOSED DEVELOPMENT:  
Residential development (12 dwellings proposed)

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	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 north of the village, adjacent to housing on the west side of Mill Lane. The site has access to bus services, retail and Seething and Mundham Primary School, but the Highways Authority state that initial evidence suggests the local road network has capacity issues. Seething conservation area is within 400m, there is a sewage works 50m from the site and a SSSI within 3km which may require mitigation. Mill Road has surface water flood risk which may affect access decisions. Off-site mains reinforcement would be required to serve growth in this location. However, the development of the site would not affect any sensitive landscapes, there is no known constraint from utilities infrastructure or contaminated land, and there would be no loss of public open space. Assuming these constraints could 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**

## Parish: Seething Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2148

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

# Parish: Stoke Holy Cross Suitability Assessment

Site reference: GNL2091

Site area (Ha): 1.24

LOCATION: Off Norwich Road

PROPOSED DEVELOPMENT:  
Residential development (11 dwellings proposed)

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	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 1.24 ha site to the south of Stoke Holy Cross on the west side of Norwich Road that is proposed for 11 dwellings. Initial highways Authority evidence has not identified major constraints. A suitable access and other road improvements appear to be achievable via the development process. The site is adjacent to the existing built edge of the Village and within an accessible distance of core services. The primary School for example is 1,100 metres away and there is a footpath along on the west side of Norwich Road. In townscape terms, as well as elongating the settlement further south, there is a Grade II\* listed Church of the Holy Cross approximately 100 metres to the south-east. Ecological considerations are that the site is immediately east of the River Tas, within the River Valley Landscape designation area, and within the impact risk zone for Shotesham Common SSSI. The constraints identified would need addressing but are likely to be within the bounds of mitigation, making the site suitable for the land availability assessment.

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

## Parish: Stoke Holy Cross Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2091

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

# Parish: Stoke Holy Cross Suitability Assessment

**Site reference: GNLP2111**

**Site area (Ha): 2.89**

**LOCATION: South of Long Lane**

**PROPOSED DEVELOPMENT:  
Residential development (50-60 dwellings  
proposed)**

**District:** South Norfolk

## 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	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 2.89 ha site south of Long Lane promoted for 50-60 dwellings at the western edge of Upper Stoke. The site is adjacent to the existing built edge of Upper Stoke and directly opposite the community centre. Core services are within an accessible distance. For example, although there is no footpath along Long Lane, Stoke Holy Cross Primary School is 1,500 metres away; and, in the opposite direction along the Poringland Road, which does have a footpath, Framingham Earl High School is 1,800 metres away. Initial highway evidence has highlighted mitigations of improving footpath connections and achieving a 5.5 metre width carriageway. There are no concerns over potential contamination, ground stability, loss of open space or flood risk. The constraints identified appear to have feasible mitigations and the site is concluded as suitable for the land availability assessment.

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

## Parish: Stoke Holy Cross Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2111

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

# Parish: Stoke Holy Cross Suitability Assessment

**Site reference: GNLP2124**

**Site area (Ha): 4.56**

**LOCATION: Model Farm**

**PROPOSED DEVELOPMENT:  
Residential development (80 dwellings  
proposed)**

**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	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 4.56 ha greenfield site between Upper Stoke and Poringland for approximately 80 homes. The intention of the promoters is to form an access through the existing POR4 allocation for 252 dwellings. Initial evidence from the Highway Authority has queried the access arrangements and so the exact proposals will be a matter for further discussion. Core services in Poringland are within an accessible distance, including primary and secondary schools, shops, bus services, and doctors surgery. Whilst there are no concerns over potential contamination, ground stability, loss of open space or flood risk ruling out the principle of development, there are possible matters of upgrading infrastructure, such as sewerage connections, managing surface water flood risk, and that a telecoms mast stands just outside the sites' north-west corner. On the basis that the identified constraints can be resolved, 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**

## Parish: Stoke Holy Cross Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2124

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

# Parish: Surlingham Suitability Assessment

**Site reference: GNLP2010**

**Site area (Ha): 0.84**

**LOCATION: Mill Road East**

**PROPOSED DEVELOPMENT:  
Residential development (up to 10 dwellings proposed)**

**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	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

## SITE SUITABILITY CONCLUSIONS

This is a 0.84 ha site east of Mill Road promoted for up to 10 dwellings at the edge of the Village. The site is within an accessible distance of bus stops and is approximately 600 metres from Surlingham Primary School. Initial highway evidence has highlighted mitigations of improving footpath connections and achieving a 5.5 metre width carriageway. There are no concerns over potential contamination, ground stability, loss of open space or flood risk. Ecological constraints relate to the site's proximity to habitats in the Broads. The site is 900 metres from the Broads Authority administrative area and within the 3,000 metre buffer distance to SAC (Special Area of Conservation), SPA (Special Protection Area), SSSI (Sites of Special Scientific Importance), Ramsar and National Nature Reserve designations. The constraints identified appear to have feasible mitigations and the site is concluded as suitable for the land availability assessment.

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

## Parish: Surlingham Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2010

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

# Parish: Surlingham Suitability Assessment

**Site reference: GNLP2016**

**Site area (Ha): 1.04**

**LOCATION: Land in The Covey**

**PROPOSED DEVELOPMENT:  
Residential development (6 dwellings  
proposed)**

**District: South Norfolk**

## CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Green
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	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

## SITE SUITABILITY CONCLUSIONS

This is a 1.04 ha site along The Covey promoted for six dwellings, to the south-east of the Village. The site is within an accessible distance of bus stops and is approximately 1,000 metres from Surlingham Primary School. Initial Highway Authority evidence has identified issues over the suitability of the road network. Constraints are that The Covey is a narrow country lane and there is no footpath along The Green by which to access the School. A further constraint appears to be flood risk, as approximately half the site is within Flood Zone 3 or 2. Consideration may be needed as well to the impact on three nearby Grade II listed farm buildings, but there are no concerns over potential contamination, ground stability, or loss of open space. Ecological constraints relate to the site's proximity to habitats in the Broads. The site is 350 metres from the Broads Authority administrative area and within the 3,000 metre buffer distance to SAC (Special Area of Conservation), SPA (Special Protection Area), SSSI (Sites of Special Scientific Importance), Ramsar and National Nature Reserve designations. Flood risk, access and the site's proximity to the Broads are significant constraints that are likely to affect the net developable area so on balance the site is considered unsuitable for the purposes of the land availability assessment.

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

## Parish: Surlingham Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2016

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

# Parish: Surlingham Suitability Assessment

**Site reference: GNLP2045**

**Site area (Ha): 0.28**

**LOCATION: West of Mill Road**

**PROPOSED DEVELOPMENT:  
Residential development (5 dwellings  
proposed)**

**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	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

## SITE SUITABILITY CONCLUSIONS

This is a 0.28 ha site west of Mill Road promoted for up to 5 dwellings at the edge of the Village. The site is within an accessible distance of bus stops and is approximately 600 metres from Surlingham Primary School. Initial highway evidence has highlighted mitigations of improving footpath connections and achieving a 5.5 metre width carriageway. There are no concerns over potential contamination, ground stability, loss of open space or flood risk. Ecological constraints relate to the site's proximity to habitats in the Broads. The site is 900 metres from the Broads Authority administrative area and within the 3,000 metre buffer distance to SAC (Special Area of Conservation), SPA (Special Protection Area), SSSI (Sites of Special Scientific Importance), Ramsar and National Nature Reserve designations. The constraints identified appear to have feasible mitigations and the site is concluded as suitable for the land availability assessment.

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

## Parish: Surlingham Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2045

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

# Parish: Swainsthorpe Suitability Assessment

**Site reference: GNL0191R**

**Site area (Ha): 2.66**

**LOCATION: Church Rd**

**PROPOSED DEVELOPMENT:**

**Residential development of 20 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	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

This is a 2.66 ha site in Swainsthorpe, south of Church Road, west of the railway line, and accessed either side of an unadopted road. Whilst similar in size to the site originally submitted, the boundary has been revised so the western part is longer and narrower, as well as now joining to the eastern part that is nearest the railway. Initial Highways Authority evidence has raised concerns about the site access, the unsuitability of the road network, and the remoteness of the site. As well as any necessary utility upgrades, overhead power lines are approximately 150 metres to the west, and the railway and its electrification infrastructure is to the east. There are no known constraints in relation to contamination/ground stability or loss of any locally protected open space. However, some consideration is needed to managing surface water flood risk, and whilst there are no nationally or locally protected landscapes, sites or species in the vicinity, the nearby ponds and adjoining common land may provide potential biodiversity interest. As to townscape considerations, an impact could be upon the setting of heritage assets to the east. Significant access and utilities infrastructure constraints apply, but subject to resolving these issues the site is considered suitable for the land availability assessment. However as this is a revision to site GNL0191 the land has already been counted towards the figure in the original HELAA document and must not be doublecounted for the purposes of this HELAA addendum. The site has therefore been marked as unsuitable.

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

## Parish: Swainsthorpe Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP0191R

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

# Parish: Swainsthorpe Suitability Assessment

**Site reference: GNLP0603R**

**Site area (Ha): 3.93**

**LOCATION: Land off Church View**

**PROPOSED DEVELOPMENT:  
Residential development (25 dwellings  
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	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 3.9 ha site in Swainsthorpe promoted for 25 homes, with access via Church View. The site when originally submitted was 3.2 ha and the change comes from redrawing the boundary to the neighbouring site GNLP0604R (site GNLP0604R sharing the same promoters as this site). Initial Highway Authority evidence has raised concerns about the site access, the unsuitability of the road network, and the lack of services within an accessible distance. Further factors affecting development potential could be: infrastructure constraints including the need for sewerage improvements; managing surface water flood risk; that the eastern part of the site is inside the River Tas Valley Landscape designation; as well as the heritage and townscape implications of the Grade II\* Church of St Peter to the south. However, there are no known constraints in relation to contamination/ground stability or loss of any locally protected open space. As this is a revision to site GNLP0603 the majority of the site has already been counted for the purposes of the HELAA and must not be double counted but the additional 0.7 ha can be considered suitable for the land availability assessment.

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

## Parish: Swainsthorpe Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP0603R

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

# Parish: Swainsthorpe Suitability Assessment

**Site reference: GNL0604R**

**Site area (Ha): 10.99**

**LOCATION: Land West of Ipswich Road (A140), adjacent to Hickling Lane**

**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 11 ha site promoted for the relocation of Ben Burgess Norwich and includes new workshops, stores, offices and agricultural sales and display area, with a proposed access from the A140 Ipswich Road. The site when originally submitted was 6.5 ha and the change comes from redrawing the boundary to the neighbouring site GNL0603R (site GNL0603R sharing the same promoters as this site). Initial Highways Authority evidence has raised concerns about forming a new access off the A140 Ipswich Road and this will be a matter for further ongoing discussion. Further factors affecting development potential could be: Infrastructure constraints including the need for sewerage improvements; that the northern portion of the site has up to a 1 in 30 chance of surface water risk; and, that the eastern part of the site is inside the River Tas Valley Landscape designation. In conclusion, the site is considered suitable for the land availability assessment, but with the site access arrangements being a subject for which more information is needed. As this is a revision to site GNL0604 the majority of the site has already been counted for the purposes of the HELAA and must not be double counted but the additional 4.5 ha can be considered suitable for the land availability assessment.

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

## Parish: Swainsthorpe Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP0604R

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

# Parish: Tacolneston Suitability Assessment

Site reference: GNL2031

Site area (Ha): 1.25

LOCATION: Norwich Road

PROPOSED DEVELOPMENT:  
Residential development (unspecified number)

District: South Norfolk

## 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	Amber
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

## SITE SUITABILITY CONCLUSIONS

This 1.25 ha site is located to the east of Norwich Road. Initial highway evidence has not raised any concerns regarding the site in terms of access or network. The site is near to numerous Grade II Listed Buildings and there are some surface water flooding issues towards the southern end. There are no other significant constraints so the site is concluded as suitable for the land availability assessment.

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

## Parish: Tacolneston

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2031

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

# Parish: Thurton Suitability Assessment

**Site reference: GNLP2048**

**Site area (Ha): 0.64**

**LOCATION: East of The Street**

**PROPOSED DEVELOPMENT:  
Residential development (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	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

## SITE SUITABILITY CONCLUSIONS

This 0.64 ha site is located east of The Street. Initial highway evidence suggests that there may be difficulties in creating a suitable access to the site and access directly off the A146 would not be suitable. The southern portion of the site is located within flood zone 3 and this may affect the overall developable area of the site. Additionally the site is within 400m of a Grade I listed building. 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**

## Parish: Thurton

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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

#### Overall Conclusions for Site GNLP2048

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

# Parish: Tibenham Suitability Assessment

**Site reference: GNLP2102**

**Site area (Ha): 0.27**

**LOCATION: Long Row**

**PROPOSED DEVELOPMENT:  
Residential development (5-6 dwellings  
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	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	Green

## SITE SUITABILITY CONCLUSIONS

This small site (0.27ha) is located north of Long Row, at the southern extent of the parish and poorly related to the village of Tibenham. The site is accessible only to one or two local employers and no other key services. According to the Highways Authority, initial evidence shows the site to be remote, with concerns over access and the capacity of the local road network. The farmhouse nearby is listed and there is a SSSI within 3km which may require some mitigation (although impacts on both may be limited). However, there would be no loss of publicly accessible open space or high quality agricultural land. There are no known constraints from utilities infrastructure, contamination/ground stability or flood risk. Enhancement to waste water treatment capacity and sewerage infrastructure upgrades may be required. Although the site is at the limits of acceptability for accessibility to services and has some constraints, it is considered suitable for the land availability assessment.

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

## Parish: Tibenham

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2102

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

# Parish: Tibenham Suitability Assessment

**Site reference: GNLP2112**

**Site area (Ha): 1.46**

**LOCATION: Between Black Barn Rd & Mill Road**

**PROPOSED DEVELOPMENT:  
Residential development (16-18 dwellings proposed)**

**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	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

## SITE SUITABILITY CONCLUSIONS

This site is close to the village and measures 1.5ha but is less than 30m wide and is proposed as a linear scheme of housing linking Black Barn Road/The Street to Mill Road (i.e. a new road). According to the Highway Authority, initial evidence shows the site to be remote, with concerns over access and the capacity of the local road network. There are no key services within walking distance and there is some surface water flood risk within the site and along The Street, which may affect access decisions. There are many listed buildings in the village, the settings of which may be affected, and there is a SSSI within 3km but would be no loss of publicly accessible open space or high quality agricultural land. There are no known constraints from utilities infrastructure, contamination/ground stability or flood risk. Enhancement to waste water treatment capacity and sewerage infrastructure upgrades may be required. The site would not make an obvious location for development and due to its lack of accessibility to any core services it is considered unsuitable for the land availability assessment.

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

## Parish: Tibenham

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2112

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

# Parish: Tivetshall St Margaret Suitability Assessment

**Site reference: GNLP2103**

**Site area (Ha): 0.84**

**LOCATION: North of School Road**

**PROPOSED DEVELOPMENT:  
Residential development (10-15 dwellings  
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	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 small site (just under 1ha) lies north of School Road, adjacent to the built form of the village. The Highway Authority suggests that according to initial evidence, there are network capacity issues. The site is within walking distance of Tivetshall Primary School and one or two local employers. There are no known constraints from utilities infrastructure, contamination/ground stability or flood risk. Enhancements to the waste water treatment capacity may be required. There are adjacent ponds, and some listed buildings nearby which may require some mitigation, but the site is not in a designated landscape and there are no designated ecological sites nearby. Development would not result in the loss of any publicly accessible open space or high quality agricultural land. Although there are some constraints to 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**

## Parish: Tivetshall St Margaret Availability and Achievability Assessment

### Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 11 - 15 years (April 2026 to March 2031)	

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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 GNLP2103

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

# Parish: Tivetshall St Mary Suitability Assessment

**Site reference: GNLP2041**

**Site area (Ha): 19.85**

**LOCATION: Land to the east of Tivetshall**

**PROPOSED DEVELOPMENT:  
Residential development (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	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 (nearly 20ha) on the east of the village, taking access from School Road, but adjacent to the housing on The Street and Rectory Road. Initial Highway Authority evidence suggests network and access issues. There are bus services and Tivetshall Primary School within walking distance, and several listed buildings nearby. There are no known constraints from utilities infrastructure or contamination/ground stability. Enhancements to the waste water treatment capacity may be required. Small areas within the site are at risk of surface water flooding, but these could be avoided. There are ponds within the site and further ponds and woodland adjacent to the site, which may require ecological surveys, but the site is not in a designated landscape and there are no designated ecological sites nearby. Development would not result in the loss of any publicly accessible open space or high quality agricultural land. Although there are some constraints to 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**

## Parish: Tivetshall St Mary

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2041

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

# Parish: Tivetshall St Mary

## Suitability Assessment

Site reference: GNL2042

Site area (Ha): 4.11

LOCATION: South of Rectory Road

PROPOSED DEVELOPMENT:  
Residential development (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	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

### SITE SUITABILITY CONCLUSIONS

This greenfield site lies south of the village, accessible from Rectory Road or Bonds Road and adjacent to existing housing. According to the Highway Authority, initial evidence suggests there are network capacity issues. The site is within walking distance of bus services, Tivetshall Primary School and local employment, but there are also several listed buildings nearby. There are areas within and around the site at risk of surface water flooding; these could be avoided but may affect access options. There are no known constraints from utilities infrastructure or contamination/ground stability. Enhancements to the waste water treatment capacity may be required. The site is not in a designated landscape and there are no designated ecological sites nearby. Development would not result in the loss of any publicly accessible open space or high quality agricultural land. Although there are some constraints to 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**

## Parish: Tivetshall St Mary

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2042

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

# Parish: Topcroft Suitability Assessment

**Site reference: GNLP2029**

**Site area (Ha): 0.26**

**LOCATION: West of Topcroft Street**

**PROPOSED DEVELOPMENT:  
Residential development (7 dwellings  
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	Red
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 located to the west of The Street, just north of the built-up part of the village. There are bus services and some local employment nearby, but initial evidence from the Highway Authority suggests network issues. More than half of the site is at risk of surface water flooding (1:30 risk) and most of the site is in Flood Zone 3, which would be hard to avoid. The site is close to several listed buildings and within 3km of a SSSI, both of which may require mitigation. However, there would be no loss of publicly accessible open space or high quality agricultural land, and there are no known constraints from utilities infrastructure or contamination/ ground stability. Enhancement to waste water treatment capacity and sewerage infrastructure upgrades may be required. Due to the extent of Flood Zone 3, the site is considered unsuitable for the land availability assessment.

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

## Parish: Topcroft

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2029

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

# Parish: Topcroft Suitability Assessment

**Site reference: GNLP2146**

**Site area (Ha): 0.43**

**LOCATION: Land west of The Street**

**PROPOSED DEVELOPMENT:  
Residential development (5 dwellings  
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	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

## SITE SUITABILITY CONCLUSIONS

This site is located to the west of The Street, within the built-up part of the village. There are bus services and some local employment nearby, but the Highway Authority state initial evidence suggests network issues. More than half of the site is at risk of surface water flooding (1:30 risk) which would be hard to avoid. The site is close to several listed buildings and within 3km of a SSSI, both of which may require mitigation. However, there would be no loss of publicly accessible open space or high quality agricultural land, and there are no known constraints from utilities infrastructure or contamination/ ground stability. Enhancement to waste water treatment capacity and sewerage infrastructure upgrades may be required. Although the site has some constraints, it is considered suitable for the land availability assessment.

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

## Parish: Topcroft

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2146

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

# Parish: Wicklewood Suitability Assessment

**Site reference: GNLP2179**

**Site area (Ha): 3.29**

**LOCATION: High Street**

**PROPOSED DEVELOPMENT:  
Residential development (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	Red
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 greenfield site lies at the northern edge of the village, east of High Street and adjacent to a stream. Being adjacent to the village, the site is accessible to bus services, employment and Wicklewood Primary School. According to the Highways Authority, the local road network has capacity issues. The northern half of the site is in Flood Zones 2 and 3, and is also at risk of surface water flooding (along with other areas within the site). It is likely that the water supply and sewerage infrastructure, including the water recycling centre, would need to be upgraded, and there are several listed buildings nearby. However, development of the site would not affect any sensitive landscapes, there are no known constraints from utilities infrastructure or contaminated land, and there would be no loss of public open space. Assuming these constraints could be overcome, the southern 1.9ha 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**

## Parish: Wicklewood Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2179

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

# Parish: Winfarthing Suitability Assessment

**Site reference: GNLP2049**

**Site area (Ha): 0.39**

**LOCATION: South of Stocks Hill**

**PROPOSED DEVELOPMENT:  
Residential development (5-7 dwellings  
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	Green
Compatibility with Neighbouring Uses	Green

## SITE SUITABILITY CONCLUSIONS

This greenfield site is located on the western edge of the village, south of Short Green. It is accessible to a local employment and All Saints Primary School. Initial Highway evidence suggests concerns over access to the site, and there are listed buildings and a conservation area nearby. Short Green and areas within the site are at risk of surface water flooding, and at 1:1000 extent this is most of the site. There is a SSSI within 3km, which may require mitigation, and enhancement to waste water treatment capacity may be required. However, development of the site would not impact on sensitive landscapes, there are no known constraints from utilities infrastructure or contamination, and there would be no loss of public open space. The developable area within the site is reduced by the risk of surface water flooding. Assuming this could be managed, the remaining part of the site would need to mitigate remaining constraints, but could be considered suitable for the land availability assessment.

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

## Parish: 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:	Within 1-5 years (by March 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 GNLP2049

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

# Parish: Woodton Suitability Assessment

**Site reference: GNL2100**

**Site area (Ha): 0.65**

**LOCATION: North of Hempnall Road**

**PROPOSED DEVELOPMENT:  
Residential development (5-10 dwellings  
proposed)**

**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

This site is submitted as an additional option to site GNL2100. It is located to the east of the village, north of Hempnall Road. 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. There is no risk of flooding and the site does not impact on a sensitive landscape or public open space. There are some listed buildings nearby which may require separation. Although the site has some constraints, it can be considered suitable for the land availability assessment. However as this site completely overlaps with GNL2100 the land has already been counted towards the figure in the original HELAA document and must not be doublecounted for the purposes of this HELAA addendum. The site has therefore been marked as unsuitable.

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

## Parish: Woodton

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2100

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

# Parish: Woodton Suitability Assessment

**Site reference: GNLP2130**

**Site area (Ha): 1.9**

**LOCATION: South of The Street**

**PROPOSED DEVELOPMENT:  
Residential development (25 dwellings  
proposed)**

**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 is submitted as an additional option to site GNLP0452. It is located to the north-east of the village, east of The Street. Initial evidence suggests the Highways Authority would support the site. 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. The site boundary is at risk of flooding, and at 1:1000 surface water and fluvial flood zone 3, this encroaches onto the site, affecting access and layout decisions. 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 1.4ha can be considered suitable for the land availability assessment. However as this site completely overlaps with GNLP0452 the land has already been counted towards the figure in the original HELAA document and must not be doublecounted for the purposes of this HELAA addendum. The site has therefore been marked as unsuitable.

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

## Parish: Woodton

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2130

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

# Parish: Wortwell Suitability Assessment

**Site reference: GNLP2036**

**Site area (Ha): 1.27**

**LOCATION: East of Low Road**

**PROPOSED DEVELOPMENT:  
Residential development (unspecified  
number)**

**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	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 1.27 ha site is located east of Low Road. The North West section of the site is allocated in the current South Norfolk Local Plan ref WOR 1 and so has already been counted towards the housing requirement. The remaining 0.75 ha has a number of constraints. Initial highway evidence suggests that the local road network is considered to be unsuitable either in terms of road or junction capacity, although this may be able to be mitigated. The site is within the Waveney river valley, within flood zone 2 and the southerly point of the site is within in flood zone 3. The site is less than 50m from two Grade II listed buildings and near to multiple other Grade II buildings. Although this site has constraints, on balance the part of the site outside the current local plan designation is considered suitable for the land availability assessment.

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

## Parish: Wortwell

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2036

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

# Parish: Wortwell Suitability Assessment

**Site reference: GNLP2121**

**Site area (Ha): 13.75**

**LOCATION: High Road**

**PROPOSED DEVELOPMENT:  
Residential-led mixed use development**

**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 13.75 ha site is located south of High Road. Initial highway evidence suggests that access via High Road would be sufficient, but access off Low Road would not be favoured as the local road network is unsuitable either in terms of road or junction capacity and a lack of footpath, which in theory could be mitigated. The site is wholly within the Waveney River Valley, a small portion of the site is at risk of surface water flooding and is less than 50m from an array of protected trees. The site is adjacent to four Grade II listed buildings. Although there are a number of constraints the site is considered suitable for the land availability assessment.

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

## Parish: Wortwell

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2121

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

# Parish: Wreningham Suitability Assessment

Site reference: GNLP2183

Site area (Ha): 2.7

LOCATION: South of Wymondham Road

PROPOSED DEVELOPMENT:  
Residential development (20-25 dwellings proposed)

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	Amber

## 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 fairly large (2.7ha) greenfield site lying south of the village of Wreningham, just off Wymondham Road. It has access to Wreningham Primary School, and initial evidence suggests the Highway Authority would support the site. The half of the site adjacent to Wymondham Road is at risk of surface water flooding and avoiding this may be difficult. There are listed buildings nearby and a SSSI within 3km both of which may require mitigation. Sewerage infrastructure upgrades may be required, but there would be no loss of public open space, no impact on sensitive landscapes, and there are no known constraints from contaminated land or utilities infrastructure. Although there are constraints, the site is considered suitable for the land availability assessment.

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

## Parish: Wreningham Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2183

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

# Parish: Wymondham Suitability Assessment

**Site reference: GNLP0525R**  
**LOCATION: North East Wymondham**

**Site area (Ha): 157**  
**PROPOSED DEVELOPMENT:**  
Mixed use development including residential up to 1500 dwellings, primary and secondary education facilities, employment provision, rugby club, local centre, open space, including town/county park allotments, formal sports provision. Revised to remove existing commitment

**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, and has been revised to exclude the commitment sites previously in its centre, exclude some individual dwellings, and include a new area of land north of the open space allocation. Due to the size of this site (157ha) 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 much of 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 (this does not apply to the most easterly part north of the B1172 and east of Elm Farm Business Park). 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, veteran trees 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. However as this is a revision to site 0525 the land has already been counted towards the figure in the original HELAA document and must not be doublecounted for the purposes of this HELAA addendum. For this reason the site has been marked as unsuitable.

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

## Parish: Wymondham

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP0525R

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

# Parish: Wymondham Suitability Assessment

**Site reference: GNLP2073**

**Site area (Ha): 0.65**

**LOCATION: Burnthouse Lane**

**PROPOSED DEVELOPMENT:  
Residential development (5 dwellings  
proposed)**

**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	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

## SITE SUITABILITY CONCLUSIONS

This site lies south-east of Wymondham town and the A11, on Burnthouse Lane in Silfield. Its remote location makes it inaccessible to services, and initial advice from the Highways Authority suggests that the remoteness of the site and the state of the local road and footpath network make the site unsuitable. Development on this side of Wymondham is considered to have potential impact on the SSSI at Lower Wood, Ashwellthorpe, which would need mitigation, and the site is also close to a listed building (although there is intervening development, which may lessen any impact on its setting). The lack of accessibility to core services make this site unsuitable for the purposes of the land availability assessment..

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

## Parish: Wymondham Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2073

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

# Parish: Wymondham Suitability Assessment

**Site reference: GNL2082**

**Site area (Ha): 3.17**

**LOCATION: South of Station Road,  
Spooner Row**

**PROPOSED DEVELOPMENT:  
Residential development (30 dwellings  
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	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 lies east of Top Common, south of Station Road, Spooner Row, but would need to be accessed from the adjacent site (GNLP0567) according to the Highways Authority. Bus services, employment opportunities and Spooner Row Primary School are within walking distance. Some areas close to the site's boundary with Top Common are at risk of surface water flooding, but these could be avoided. Otherwise the site has 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**

## Parish: Wymondham

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2082

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

# Parish: Wymondham Suitability Assessment

**Site reference: GNLP2090**

**Site area (Ha): 1.7**

**LOCATION: East of Field House**

**PROPOSED DEVELOPMENT:  
Residential development (50 dwellings  
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	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 located to the south of the town in Silfield, poorly related to services other than employment in Wymondham and one bus service; initial highway evidence has highlighted concerns that the site is considered remote and the local road network is unsuitable. It is likely that substantial off-site sewerage infrastructure would be required. The site is adjacent to a listed building, and development may affect its setting. There is a pond on site, which indicates the need for an ecological assessment, and the pond area is also at risk of surface water flooding. 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**

## Parish: Wymondham Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2090

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

# Parish: Wymondham Suitability Assessment

**Site reference: GNLP2101**

**Site area (Ha): 77.26**

**LOCATION: East and west of railway line  
at Spooner Row**

**PROPOSED DEVELOPMENT:  
Residential-led mixed use 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	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 large (77ha) greenfield site is proposed for residential-led mixed use development and lies south of the A11, both sides of the railway at Spooner Row. Initial views from the Highway Authority suggest that the site is remote from services however there are some local employment opportunities, a bus service and Spooner Row Primary School within walking distance, but the site could provide further services. Significant areas within the site are at risk of surface water and fluvial flooding and there are some listed buildings near the site which may require mitigation. A site of this size would require substantial off-site sewerage infrastructure and an ecological assessment, although no ecological sites appear to be directly affected. On balance, the area of the site which is not at risk of flooding (approximately 65ha) is considered suitable for the land availability assessment. The site encompasses the whole of site GNLP0447 so this area of land must not be double counted towards the land availability assessment.

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

## Parish: Wymondham

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 6-10 years (April 2021 to March 2026)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 11 - 15 years (April 2026 to March 2031)	

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

#### Overall Conclusions for Site GNLP2101

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

# Parish: Wymondham Suitability Assessment

Site reference: GNL2125

Site area (Ha): 0.32

LOCATION: South of Norwich Common

PROPOSED DEVELOPMENT:  
Residential development (8 dwellings proposed)

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	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 small site comprises a dwelling and its curtilage, south of Norwich Common. Initial evidence suggests that the Highway Authority would consider the site to be acceptable, and it is accessible to school, employment, retail and bus services. Parts of the site boundary are at risk of surface water flooding and the site lies within the Wymondham to Hethersett strategic gap, otherwise the site appears to be relatively unconstrained. It is considered suitable for the purposes of the land availability assessment.

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

## Parish: Wymondham Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2125

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

# Parish: Wymondham Suitability Assessment

**Site reference: GNL2150**

**Site area (Ha): 6.53**

**LOCATION: North east of Carpenters Barn**

**PROPOSED DEVELOPMENT:  
Residential development (150 dwellings  
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	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 greenfield site comprises a recently-added part of GNL2150R, and it lies to the north-east of recently developed housing in the north of Wymondham at Carpenters Close, and it is assumed it would take access from this. Initial views from the Highway Authority suggest that the site could be suitable if it was considered as a comprehensive extension to the north of Wymondham, with associated infrastructure improvements. The site has good access to employment and bus services, but is poorly served for schools or shops. There are veteran trees within and along the boundary of the site, and areas at risk of surface water flooding (although these are mainly at the site boundary, and could be avoided). It is likely that the sewerage infrastructure would need to be upgraded. Although the site has some constraints, it is considered suitable for the purposes of the land availability assessment. However it appears that this site is also included within the revised site GNL2150 so the land has already been counted towards the figure in the original HELAA document and must not be doublecounted for the purposes of this HELAA addendum. For this reason the site has been marked as unsuitable.

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

## Parish: Wymondham

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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

#### Overall Conclusions for Site GNLP2150

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

# Parish: Wymondham Suitability Assessment

Site reference: GNLP2155

Site area (Ha): 3.37

LOCATION: West of Carpenter Close

PROPOSED DEVELOPMENT:  
Residential development (80 dwellings 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	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 greenfield site (it contains curtilage to Downham Grove House but is largely undeveloped) lies to the west of recently developed housing in the north of Wymondham at Carpenters Close, from which it is assumed the site would take access. Based on current evidence, the Highway Authority consider the site could be acceptable, and it is accessible to Ashleigh Primary School, several bus routes and several employers. There are areas within the site at risk of surface water flooding, and for the 1:1000 likelihood, these are significant. There is a pond at the boundary, and the site is adjacent to two wooded areas, which may trigger the need for an ecological assessment. However, the site does not appear to be constrained regarding known ecological sites, the historic environment, or sensitive townscapes or landscapes. It is likely that the sewerage infrastructure would need to be upgraded. Although the site has some constraints, the area which is not at risk of flooding (approximately 2.3ha) is considered suitable for the purposes of the land availability assessment.

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

## Parish: Wymondham

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2155

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

# Parish: Wymondham Suitability Assessment

Site reference: GNLP2157

Site area (Ha): 9.14

LOCATION: Great Expectations

PROPOSED DEVELOPMENT:  
Residential development (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	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

## SITE SUITABILITY CONCLUSIONS

This site contains some commercial units close to the road and a flying/landing area for model aircraft further into the site, but is proposed for housing alongside the businesses. Initial evidence from the Highway Authority suggests they consider the site to be remote, although there are several bus services and employers within walking distance (but no school, shop, GP). There are areas within the site which are at risk of surface water flooding, and at the 1:1000 risk these are significant. There is a veteran tree at the site's boundary, but development could avoid this area. It is likely that the sewerage infrastructure would need to be upgraded. Although the site has several constraints, if development avoided the areas most at risk of flooding, the employment sites and the veteran tree, approximately 7ha of the site is considered suitable for the purposes of the land availability assessment.

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

## Parish: Wymondham

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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

#### Overall Conclusions for Site GNLP2157

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

# Parish: Wymondham Suitability Assessment

**Site reference: GNLP2168**

**Site area (Ha): 340.28**

**LOCATION: Park Farm**

**PROPOSED DEVELOPMENT:  
New settlement (6,500 dwellings  
proposed)**

**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	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

## SITE SUITABILITY CONCLUSIONS

As a large site (340ha) this is proposed as a new settlement of some 6,500 dwellings at Silfield, south of the A11. At present there are no services accessible to pedestrians from the site, but a new settlement would be expected to provide these, as well as significant utilities infrastructure including enhancement to the water recycling centre. The Highways Authority would require further information to express a view. Parts of the site are on Grade 2 agricultural land and the site contains several wooded areas (some of which is ancient woodland) and ponds, which would require ecological assessment, and the site is close to further ancient woodland at Lower Wood, Ashwellthorpe, a SSSI which would require mitigation. There are also areas at risk of fluvial and surface water flooding which would need to be avoided. There are a few listed buildings and veteran trees at the site's boundary with Silfield Road. 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, particularly with regard to accessibility to services. Excluding parts of the site containing woodland or at risk of flooding, approximately 250ha of the site could be considered suitable for the purposes of the land availability assessment.

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

## Parish: Wymondham

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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

#### Overall Conclusions for Site GNLP2168

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

# Parish: Wymondham Suitability Assessment

**Site reference: GNLP2169**

**Site area (Ha): 1.36**

**LOCATION: within WYM3 & WYM13 allocation**

**PROPOSED DEVELOPMENT:  
Residential development (32 dwellings proposed)**

**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	Green
Compatibility with Neighbouring Uses	Green

## SITE SUITABILITY CONCLUSIONS

This is a greenfield site within an allocation from the last local plan. As such, the Highways Authority consider the site is acceptable, and it is accessible to bus routes, schools, GP, retail and employment. Any impact on Wymondham Conservation Area or Ashwellthorpe Lower Wood, or requirement for upgrade of utilities infrastructure must be considered in the context of the larger allocation surrounding the site. There are no apparent risks from flooding or contaminated land, and there would be no loss of publicly accessible open space. The site is concluded suitable for the land availability assessment however it is subject to an existing allocation for housing, and it will not contribute any additional development capacity for the purposes of the HELAA analysis. The site has therefore been marked as unsuitable.

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

## Parish: Wymondham

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

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

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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 GNLP2169

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

# Parish: Wymondham Suitability Assessment

Site reference: GNLP2181

Site area (Ha): 0.7

LOCATION: School Lane, Spooner Row

PROPOSED DEVELOPMENT:  
Residential development (5 dwellings 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	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 small site (0.7ha) proposed for 5 dwellings, accessed from School Lane, Spooner Row. The proposed access is narrow and it is likely that the Highway Authority will require further evidence that a suitable visibility splay could be achieved. The site is accessible to Spooner Row Primary School and the train station. Sewerage capacity would need to be provided, but there are no constraints from utilities infrastructure and the site is not considered to be contaminated. The northern part of the site is at risk of fluvial flooding, but the proposal is to site the dwellings in the southern part of the site. There are a few listed buildings nearby, but the setting of these is unlikely to be affected by development here and no ecological sites appear to be nearby. If the areas at risk of flooding were excluded, approximately 0.25ha could be considered suitable for the land availability assessment.

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

## Parish: Wymondham Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2181

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

# Parish: Yelverton Suitability Assessment

**Site reference: GNLP2006**

**Site area (Ha): 1.82**

**LOCATION: South of Loddon Road**

**PROPOSED DEVELOPMENT:  
Residential development (10 dwellings  
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	Red
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, located at the far north of the parish, poorly related to existing development on the south of Loddon Road. Based on initial evidence, the Highways Authority consider the site to be remote and that a suitable access may not be achievable. Although remote, the site is within walking distance of bus services and some local employment. There is a SSSI within 3km and a CWS adjacent to the site's southern boundary which would probably require a buffer. The northern half of the site is in Flood Zones 2 and 3, and is also at risk of surface water flooding. There is a listed building close to the site, which may require some mitigation and it is likely that sewerage infrastructure would need to be upgraded. There are no known constraints from utilities infrastructure or contaminated land, and there would be no impact on sensitive landscapes or loss of public open space. Due to the flood issues in the northern half and the potential CWS buffer in the southern half, the site is considered unsuitable for the land availability assessment.

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

## Parish: Yelverton Availability and Achievability Assessment

### Availability and Achievability Conclusions

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

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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 GNLP2006

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