Site Ref	Suitability Stage 1											Suitability Stage 2																				
	Parish	Town/Village	CS02 Designatio	Current or last known land use	Site Description	Site submitted by:	within 25m of settleme nt boundar y	SFRA SF Fluvial Flu Zone 2 Zo	RA SFR/ Ivial Tidal ne 3 Zone	A SFRA Tidal 2 Zone 3	Unacceptable flood	NNR F	Ramsar SA	AC SF	PA SS	St Ci	Ancie tone monu urlew ent	Histori Parks um and garder	c is summary of constraints	Can constraints be overcome	Accept/r eject	Scale of B develop el ment ni	rownfi Safeç d/Gree rded field areas	gua Height/s hape	Historic S environ ment	Impact on o	mpact on Maj ervices utili	Enviro menta jor Desigr ities tions	in I na TPO	Lai Biodiver pe/ sity sca	ndsca /town HSE ape Hazaro	Amenity
E2.1 West Winch Growth	West Winch & North Runcton																														,	
	North Runcton	Setchey	RV		Land adjacent A10/Willow Drive,	Clients 8 of Cruso & Wilkin	+/-		+ + +		+	+	+	+		+	+ + +	+	No identified stage 1 constraints.		1	-/+						+ +			-/+ +	-/+
	West Winch	Setchey	RV		Land off Garage Lane/A10,	Clients of Ian H Bix &	+	-	- +		+	+	+	+		+	+ +		Flood zones 2 & 3 fluvial.	No	C											
659	West Winch	Setchey	RV		Land to south and east of Willow Bend,	Mrs Weller	+	-/+	-/+ +	+	-/+	+	+	+	+	+	+ +		Partially within flood zones 2 3 fluvial and hazard zone.	No - North area of the site & beyond the flood zones is to small for allocation.												
	West Winch	Setchey	SVAH	Crane Depot	Land at Garage Lane, Setchey	Kier	+		+/- +		+/-	+				+	+ +		Parts of the site are located with Fluvial Zone 2 & 3, the site is close to a SSSI No Identified severe	Yes - exclude the constrained area and sensitive design	1	-	+ -	+	+	-	+	+ +	+/-	+	+/- +	+
KWW 06	West Winch	West Winch	SAKLOT MT		North of Coronation Avenue	Freebridge Community Housing	+	+	+ +	+	+	+	+	+	+	+	+ +	+	constraints. Entire site within settlement boundary.	N/A	1	+	+ -/-	+	+	+	+	+ +	+	+	+ +	+
097	West Winch	West Winch	SAKLOT MT		Land to the East of the A10,	Client of NPS Group Property	+	_		+	_		_						No identified severe constraints. Part of site within 25m of settlement.	N/A		+		+			_	+ +	+	+/-	+ +/-	
			SAKLOT		Land off Back Lane West Winch between nos. 24a an	d		7			+	T		T	T	<u>T</u>	T †		No identified stage 1	IVO.												
		West Winch West Winch	MT SAKLOT MT		26 (Rose Farm) Land adjoining the A10	Mr C. S. Fuller Clients 8 of Cruso & Wilkin	+	+	+ + +	+	+	+	+	+	+	+	+ +	+	constraints. No identified stage 1 constraints.		1	+		+	+	-		+ +	+	+	+ +	+

		1 1			1 1					1						1		1						1			$\overline{}$		1	$\overline{}$		$\overline{}$
361 West Winch	West Winch	SAKLOT MT	Land at 94 Main Road,	Mr Ian Symington	+	+	+	+ +	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	+	-	/-			-/+	-/+ +	. +	+	-/+	+ +/-	. +
485 West Winch	West Winch	SAKLOT MT	Brooks Close Rectory Lan	Clients of Ian H Bix & Associates	+	+	+	+ +	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	+	+	- +	+		+	+ +		+	+	+ +/-	
657 West Winch	West Winch	SAKLOT MT	Land in front of 159 Main Road West Winch Mill	Mr & Mrs B Pennington	+	+	+	+ +	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	+	+	- +			+	- +		+	+	+ +/-	
926 West Winch	West Winch	SAKLOT Overgrown MT grassland	Brook Meadow, 159 Main Road	B.A & T.J. Pennington	+	_	_	+ +	_	_	_	_	_	+	_	_	+	No identified stage 1 constraints.		1	+		- +			_	- +		+		+ +/-	
		SAKLOT	Land adjacent to 139 Mair								'	'						No identified stage 1		·			•								1 17	
973 West Winch	West Winch	MT Paddock	Road, West Winch	Mr Richard Powles M.R.I.C.S	+	+	+	+ +	+	+	+	+	+	+	+	+	+	constraints.		1	+	-	- +	+	+	+	- +	+	+	+	+ +/-	- +/-
979 West Winch	West Winch	SAKLOT MT	Land at Main Road, oppos Chapel Lane junction,	Client of Woolley	+	+	+	+ +	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	+	-	- +	-		+	+ +	. +	+	+	+ +/-	. +
980 West Winch	West Winch	SAKLOT MT	Land at Rectory Lane clos to Ivy House,	Client of Woolley	+	+	+	+ +	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	+	-	- +			+	+ +	. +	+	+	+ +/-	. +
981 West Winch	West Winch	SAKLOT MT	Land at Watering Lane, opposite Manor Farm,	Client of Woolley	+	+	+	+ +	+	+	+	+	+	+	+	+		No identified stage 1 constraints.		1	+	_	- +	+	+	+	+ +	. +	+	+	+ +/-	
982 West Winch	West Winch	SAKLOT MT	Land at Long Lane,	Client of Woolley	+	+	+	+ +	+	+	+	+	+	+	+	+		No identified stage 1 constraints.		1	+	_	- +			+	- +		+	+	+ +/-	- +/-
		SAKLOT MT				,													Yes unconstrained section has													
983 West Winch	West Winch	MI	Land at Hall Lane,	Client of Woolley	+	+/-	+	+ +	+	+	+	+	+	+	+	+	+	Partially in flood zone 2 fluvial.	road frontage.	1	+	-	- +	+	•	+	- +	+	+		+ +/-	+-
984 West Winch	West Winch	SAKLOT MT	Land at West Winch Common, Hall Lane,	Client of Woolley	+	+/-	+	+ +	+	+	+	+	+	+	+	+	+	Partially in flood zone 2 fluvial.	Yes unconstrained section has road frontage.	1	+	-	- +			+	-/+ +	. +	+	+/-	+ +/-	
1034 West Winch	West Winch	SAKLOT MT	Land at West Winch (Man Farm & Fern Farm)	nor Client of Bidwells	+	+		+ +	_	١.	+					_		No identified stage 1 constraints.					- -	١.			-/+ +	. .	-/+	-/+	+ +/-	_ <u>+</u> /-
1001 1100 111101	West William		, am a rom ram,	Oliolik di Bidilandi	T	-		T T		T	T	Т	т.	T	T		<u> </u>	our during.			7					T	17 7	7	74	7.	T T/-	4/-
1045 West Winch	West Winch	SAKLOT MT	Land to the West of Main Road,	Client of Parsons & Whittley	+	+	+	+ +	+	+	+	+	+	+	+	+		No identified stage 1 constraints.		1	+	_	- +		. .	-/+	- +	. _	+	-/+	+ +/-	. .
1046 West Winch	West Winch	SAKLOT MT	Land North of Chapel Lan	e, Client of Parsons & Whittley	+	+	+	+ +	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	+	_	- +			+			+	+	+ +/-	. _
1047 West Winch	West Winch	SAKLOT MT	Land to the East of Main Road,	Client of Parsons & Whittley	+	+	+	+ +	+	+	+	+	+	+	+	+		No identified stage 1 constraints.		1	+	_	- +			+	-/+ +	. +	+	+	+ +/-	
1048 West Winch	West Winch	SAKLOT MT	Land to the West of Coronation Avenue,	Client of Parsons & Whittley	+	+	+	+ +	+	+	+	+	+	+	+	+		No identified stage 1 constraints.		1	+	_	- +			+			+	+	+	+
		0.040.07										·	·		·			a very small potion of the south east of the site is with fluvial zone 2 & 3 and within	Yes - if allocated as part of the West Winch Growth Area.													
1220 West Winch	West Winch	SAKLOT MT	Land south of Chequers Lane	ZAL	+/-	+/-	+/-	+ +	+/-	+	+	+	+	+	+	+	+	the Hazard zone. Part of this site is within 25m	Exclude the flood and hazard constrained area.	1	+	-	- +	4		+	+ +/	- +	+/-	+	+/- +	+
1221 West Winch	West Winch	SAKLOT MT	Land south of Rectory Lar at West Winch (Manor Fa & Fern Farm)	ne rm ZAL	+	+	+	+ +	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	+	-	- +			+	+ +/	·- +	+	+/-	+/- +	+
4000		SAKLOT	Land adj. The primary															No identified stage 1														
1222 West Winch		SAKLOT	School Lane at East View, Main	ZAL	+	+	+	+ +	+	+	+	+	+	+	+	+	·	constraints. Small portion of the site outside of 25m. Part of the site	Yes - exclude the existing	1	+	-	- +	+	+	+	+ +	+	+	+/-	+ +	+
1273 West Winch	AA COL AAILICU	IVIII	Road	Calvert Brain & Fraulo (Agent)	+/-	T	т	T +	+	+	+	+	+	-	+	+	+	is a dwelling and its garden	urrolling and galden	1 1	т	- 1	- +			T/-	- +		+	T /-		

											Achievability	Deli	verable/Developable	9						
Loss of open																				
space walking and cycling	q	Public Loss of	f																	
commun access ity to	s Access to open	Right of employ Way/Bri ment	/ Agricult			Accept/	Proposed use		Can constraints be	Accept/rej	Market	Cost			Settler					
facility service	es space	dleway land	ural land	Summary of constraints	Can constraints be overcome	reject	(owner/agent)	Summary of constraints	overcome?	ect	assessment	assessment	Gross area Net	area Density	Site capacity cap	0-5 years	6-10 years	11-15 years	Notes	Total
				This area is considered as a sustainable location for growth, south east of King's Lynn, as identified in the																
				Core Strategy. The Growth Area performs well in relation to the indicator 'access to services.' The																
				impact on 'landscape and amenity' depends on how the scheme is implemented as potential negative																
				impacts could be avoided or mitigated through good design. The Growth Area comes close to the listed																
				buildings of Church of St Mary (Grade 2*) and the																
				Windmill (Grade 2) consequently the setting of these have to be treated with great care and potential																
				negative impacts avoided through good design. The site is not constrained by flood risk. The West Winch																
				Growth Area is the chosen allocation as in comparison to other sites considered it will maintain the gap																
				between West Winch and surrounding settlements whilst relating well and enhancing the facilities															1,600 dwellings to be phased over the remainder of the plan	
+ +	+	+ +		available for the original settlement		1				1	M	L				530.0	0 765.00	722.00	period, to 2026 = 1,600	2,017
				Site 196 is a greenfield site outside built environment																
				boundaries and adjacent to a county wildlife site and completely within the Marham airfield safeguarding																
				area and possible waste safeguarding areas. The land is agricultural grade 3. The site is situated to the south																
				of the Growth Area and as such is detached from it. Norfolk County Council as the Highways Authority																
				comment that these sites are unsuitable due to their remoteness or they would require direct access																
				from/onto the A10. Development of some these sites																
				would result in reducing the gap between the Growth Area and the existing settlement of Setchey, impacting																
				negatively upon the heritage, form and character of Setchey. Setchey is designated as a smaller village																
				and hamlet by the Core Strategy and as such would not receive any specific site allocations. In relation to																
				the Growth Area those sites that are situated within Setchey score negatively in the Sustainability																
				Appraisal factor 'flood risk' as they are located within either Flood Zone 2 or 3. Development of Site 1293																
				would result in the direct loss of employment land; this would result in a negative score in the factor 'economy																
				A business' in accordance with policy CS10 of the Core Strategy, and therefore the economic sustainability of a																
				new plan, the Council will seek to retain land or premises currently or last used for employment																
+ +	+	+ +		purposes.	no	0														0
						0														0
						0														0
				The scale of development would be inappropriate for the settlement. The site is within the Marham airfield																
				safeguarding area. Part of the site is within a possible waste disposal site. The site is within close proximity of																
				identified heritage assets and part of the site is a TPO area. The local road network doesn't appear capable of																
				facilitating such a large development; further consultation with the local highways authority would be																
				required. Development of Site 1293 would result in the direct loss of employment land; this would result in a																
				negative score in the factor 'economy A business' in accordance with policy CS10 of the Core Strategy, and																
				therefore the economic sustainability of a new plan, the																
				Council will seek to retain land or premises currently or last used for employment purposes. ; further investigation would be required into potential land.																
				investigation would be required into potential land contamination associated with the current and previous industrial years. Satchey is designated as a smaller																
				industrial usage. Setchey is designated as a smaller village and hamlet by the Core Strategy and as such																
				would not receive any specific site allocations. In relation to the Growth Area the site is detached.																
+ +	+	+ -	+		III.	0	Mixed use			 										0
+ +	+	+ -	+			0	Housing 10 min - 20 max			<u></u>										0
				Site 987 is a greenfield site grade 2 agricultural land,											<u> </u>				Allocated within SAD as part of	
+ +	+	+ +	_	completely within a high pressure gas pipeline buffer zone and the Marham airfield safeguarding area.	Depending on HSE comments relating to the gas pipeline.	1													The West Winch Growth Area, E2.1	0
				Site 135 is garden land completely within the Marham airfield safeguarding area. This allocation is well											†					
				located. Subject to a safe access, visibility being achieved the Highway Authority would not object if this															Site not able to accommodate a minimum of 5 dwellings. Could	
+ +	+	+ +	+	site were included in the plan. Site 177 is a greenfield site completely within the	Yes.	1				ļ	M	L	0.17	0.17	24 4				come forward under policy E2.2	0
				Marham airfield safeguarding area and a potential waste disposal site. A national grid electricity line runs																
				across the site. It is grade 2 & 3 agricultural land																
				Norfolk County Council as the Highways Authority comment that thee site is unsuitable as it would require direct access from/onto the A10. Development of																
				direct access from/onto the A10. Development of some these sites would result in reducing the gap																
				between the Growth Area and the existing settlement of Setchey, impacting negatively upon the heritage,																
+ +	+	+ +	-	form and character of Setchey.	no	0			L	1		XIIIIIIIIII		/////X////////////////////////////////			<i>X////////////////////////////////////</i>	<u>X////////////////////////////////////</u>		0

																			,
						Site 361 is a greenfield site completely within the Marham airfield safeguarding area and a potential													Could potentially come forward
						waste disposal site. The site is partially constrained by													as a housing site after 2026, the
+	+	+	+	+	_	a high pressure gas pipeline. The land is grade 3 agricultural.	Yes	1			м	l _i	1.3	1.17	24	28			site could hold further dwellings 17 but not in this time period 17
	-	-		•								1							Allocated within SAD as part of
+	_			_		Site 485 is garden land completely within the Marham airfield safeguarding area.	Yes	1											The West Winch Growth Area,
	-	-	-	-		Site 657 is garden land completely within the Marham	103.	'											
+	+		+		١.	airfield safeguarding area and a high pressure gas pipeline buffer zone.	Yes depending on HSE comments relating to the gas pipeline.					1.	0.35		0.4				Could come forward under policy E2.2
+++	-	-	-	-	-	Site 926 is garden land completely within the Marham		- '			IVI	L	0.35		24		1		E2.2
					+	airfield safeguarding area and a high pressure gas pipeline buffer zone	Yes depending on HSE comments relating to the gas pipeline.		Hausing										0
+	+	+	+	+	+	Site 973 is a greenfield site, completely within the	ріренне.	1	Housing			1							Counted as Site 657
						Marham airfield safeguarding area and a high pressure	Yes depending on HSE comments relating to the gas												Allocated within SAD as part of
+	+	+	+	+	-	gas pipeline buffer zone. The land is grade 2 agricultural.	pipeline.	1	Housing										The West Winch Growth Area, E2.1
						Site 979 is a greenfield site, completely within the			_										Allocated within SAD as part of
+	+	+	+	+	_	Marham airfield safeguarding area. The land is grade 2 agricultural.	Yes.	1											The West Winch Growth Area, E2.1
		·	·			Site 980 is a greenfield site, completely within the													Allocated within SAD as part of
+	+	+		+	_	Marham airfield safeguarding area. The land is grade 2 agricultural.	Yes.	1											The West Winch Growth Area, E2.1
		·	·			Site 981 is a greenfield site, completely within the													
						Marham airfield safeguarding area and almost completely within (including road frontage) a high													Allocated within SAD as part of
						pressure gas pipeline buffer zone. The land is grade 2													The West Winch Growth Area,
+	+	+	+	+	-	agricultural.	pipeline.	1				+							E2.1 0
						Site 982 is a greenfield site, completely within the													
						Marham airfield safeguarding area and a high pressure gas pipeline buffer zone. The land is grade 2 & 3													Allocated within SAD as part of
						agricultural. Development of the whole site would	Yes depending on HSE comments relating to the gas												The West Winch Growth Area,
-	+	+	+	+	-	result in the loss of playing field and open townscape Site 983 is a greenfield site, completely within the	pipeline. Part of the site suitable.	1				1							E2.1 C
						Marham airfield safeguarding area, a high pressure													
						gas pipeline buffer zone and a county wildlife site (ecology report required before allocation). The land is	Yes depending on HSE comments relating to the gas pipeline and the design being sensitive to the County												Allocated within SAD as part of The West Winch Growth Area,
+	+	+	+	+	-	grade 3 agricultural.	Wildlife Site.	1											E2.1 0
						Site 984 is a greenfield site, completely within the Marham airfield safeguarding area and adjacent to a													Could potentially come forward
						county wildlife site (ecology report required before													as a housing site after 2026. The
						allocation). The site is partially within a possible waste	Yes the unconstrained area may be if designed to be sensitive to the County Wildlife Site, Marham airfield and												site could accommodate a higher dwelling number but not
+	+	+	+	+	-	site and is grade 3 agricultural land.	the national grid facilities.	1			М	L		12.25	24	294	1		105 within this time period.
						Site 1034 consists of 6 separate parcels of land completely within the Marham airfield safeguarding													Allocated within SAD as part of
						area. All of the sites are either completely or partially													The West Winch Growth Area,
+/-	+	+	+	+	-	within the high pressure gas pipeline.	Yes - parts suitable	1				+							E2.1 0
						Site 1045 is a greenfield site, completely within the													Could potentially come forward
						Marham airfield safeguarding area and a high pressure gas pipeline buffer zone. The site is adjacent to a	Yes depending on HSE comments relating to the gas												as a housing site after 2026. The site could accommodate a
						county wildlife site (ecology report required before	pipeline and the design being sensitive to the County												higher dwelling number but not
+	+	+	+	+	-	allocation) and is grade 3 agricultural land. Site 1046 is a greenfield site, completely within the	Wildlife Site and the airfield safeguarding area.	1			М	L	3.35	2.51	24	60)		36 within this time period. 36 Allocated within SAD as part of
						Marham airfield safeguarding area. The land is grade 2	.,												The West Winch Growth Area,
+	+	+	+	+	-	& 3 agricultural. Site 1047 is a greenfield site, completely within the	res	1				+							E2.1
						Marham airfield safeguarding area, partially within a													Allocated within SAD as part of
+	+	+	+	+	_	high pressure gas pipeline buffer zone and is grade 2 agricultural land.	Yes depending on HSE comments relating to the gas pipeline.	1											The West Winch Growth Area, E2.1
						Site 1048 is a greenfield site, completely within the											1		Allocated within SAD as part of
+	+	+	+	+	_	Marham airfield safeguarding area and is grade 2 agricultural land.	Yes	1											The West Winch Growth Area, E2.1
				·		Site is with an airfield safeguard zone and a southern						İ							
						portion is within a possible waste disposal site. A national grid electricity line runs across the site and it is													
						within a high pressure gas pipeline buffer zone. The				Site proposed by land owner and									
				,		north east tip of the site falls within a TPO area. The land is grade 2 & 3 agricultural	Yes - depending on HSE comments relating to the gas pipeline.		residential	an agent, so considered to be available									Counted as SAD Allocation E2.1
++	+	+	+	+	<u> </u>	Site completely within the Marham airfield	ріренне.	1	resideriliai	avallable	1	+					 		Counted as SAD Allocation E2.1 (
						safeguarding area. Partially within the high pressure gas pipeline buffer zone. The land is grade 2	Yes - depending on HSE comments relating to the gas			Site proposed by land owner and an agent, so considered to be									
+	+	+	+	+	-	gas pipeline butter zone. The land is grade 2 agricultural	res - depending on HSE comments relating to the gas pipeline.	1	residential	an agent, so considered to be available	1								Counted as SAD Allocation E2.1
						safeguarding area. Although not within the site there is													
						a public right of way that runs close to and parallel with the southern boundary, the site is also close to the													The site falls within the
						Grade II* listed church. There may be some	Yes - a good design scheme has the potential to mitigate			Site proposed by land owner and									development boundary for west
	+	+	+	+	-	biodiversity impacts, further investigation should be required. The land is classed as grade 2 & 3	negatives associated with the setting of identified heritage assets	1	residential	an agent, so considered to be available	1 M	L	0.69	0.62	24.00	15	5	14.00	winch so could come forward as a residential development site 14
				,		Site completely within the Marham airfield safeguarding area, the site backs onto West Winch				Cite annual desired desired		İ	2.00					7 1100	Could potentially come forward
						Common. The land is classed as grade 3 agriculture.				Site proposed for consideration by landowner and later through									as a housing site after 2026. The site could accommodate a
							Yes - sensitive design scheme, further biodiversity impact		id-usial	an Agent therefore considered		1.	. ==		****				higher dwelling number but not
+	+	+	+	+		with settlement pattern	investigation	1	residential	available.	1 M	<u> </u> L	1.53	1.37	24.00	33	5		20.00 within this time period.