

Site Ref	Suitability Stage 1																	Suitability Stage 2						
	Parish	Town/Village	GS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	Unacceptable flood risk	NNR	Ramsar	SAC	SPA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome	Accept/reject	Scale of development	Brownfield/Greenfield
953	Castle Acre	Castle Acre	KRSC	not stated	Land North of Priory Road,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Site close to designated Ancient Monument and Archaeological Area.	Possible constraint, requires further investigation.	1	+	-
G22.1	Castle Acre	Castle Acre	KRSC		Land west of Massingham Road, All of site 1131 and part of site 508	+	+	+	+	+	+	+	+	+	+	+	+	+	+			1	+	-
1131	Castle Acre	Castle Acre	KRSC	not stated	Land west of Massingham Road,	+	+	+	+	+	+	+	+	+	+	+	+	+	+			1	+	-
508	Castle Acre	Castle Acre	KRSC	Agricultural	Land to the West of Massingham Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	N/A	1	-/+	-
511	Castle Acre	Castle Acre	KRSC	not stated	Land at Primary School, Pales Green	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints.	N/A	1	+	-
1192	Castle Acre	Castle Acre	KRSC			-														Site is not within 25m of settlement boundary	No			
1193	Castle Acre	Castle Acre	KRSC	School field and agricultural	Land adjacent to and behind the school	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement boundary.	N/A	1	+	-
1194	Clenchwarton	Clenchwarton	KRSC		Land off Blackhorse Road,	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Site is not within 25m of settlement boundary.	No	0		
1	Clenchwarton	Clenchwarton	KRSC	not stated	Rookery Road/Linden Road	+	+	+	-	-	-/+	+	+	+	+	+	+	+	+	Part of site is at an unacceptable risk of flooding*	Safe access and egress to and from the site appears to be compromised due to the risk of tidal breach (inundation greater than 2m)	1		
50	Clenchwarton	Clenchwarton	KRSC	not stated	Land at Station Road	-	+	+	-	-	+	+	+	+	+	+	+	+	+	Site more than 25m from proposed development boundary	Constraint cannot be overcome.	0		
70	Clenchwarton	Clenchwarton	KRSC	Garden	Land curtilage to Number 5 Wildfields	-	+	+	-	-	+	+	+	+	+	+	+	+	+	Site more than 25m from proposed development boundary	Constraint cannot be overcome.	0		
91	Clenchwarton	Clenchwarton	KRSC	not stated	Land at Wynnes Lane	-	+	+	-	-	-	+	+	+	+	+	+	+	+	Site more than 25 metres from proposed development boundary and part of the site is at an unacceptable risk of flooding*	Constraint cannot be overcome.	0		
106	Clenchwarton	Clenchwarton	KRSC	not stated	Land east of Willow Drive	+	+	+	-	-	-/+	+	+	+	+	+	+	+	+	Part of site is at an unacceptable risk of flooding*	Safe access and egress to and from the site appears to be compromised due to the risk of tidal breach (inundation greater than 2m)	1		
G25.2	Clenchwarton	Clenchwarton	KRSC	residential amenity	Land north of Main Road	+	+	+	-	-	+	+	+	+	+	+	+	+	+	Other than flooding no Stage 1 constraints		1	+	+/-
152	Clenchwarton	Clenchwarton	KRSC	residential amenity	Land north of Main Road	+	+	+	-	-	+	+	+	+	+	+	+	+	+	Other than flooding no Stage 1 constraints		1	+	+/-

Site Ref	Safeguarded areas	Height/Slope	Historic environment	Impact on highways	Impact on services	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
953	-	+	-	-		+	+	+	+	-/+	+	+	-/+	+	+	+	+	+	+	Site 953 is a greenfield garden site, completely within the Conservation Area and in very close proximity to a designated Ancient Monument and Archaeological Area. The site is within Marham airfield safeguarding area. The surrounding highway network is very narrow and inadequate for more vehicular movements.	Due to the proximity of the site to a Scheduled Monument and Archaeological Area, development of the site is considered to have too great an adverse impact. Additionally the Highways Authority would object if this site were included in the plan. Site not suitable on highways grounds	0
G22.1	-	+	-	+		+	+	+	+	+	+	+	+	+	+	+	+	+	+	508. The two sites in combination are well located in a fairly built up part of the village and relates well with the form and character of the area. The site is accessible and within reasonable distance of local amenities. The highway authority made no objections to allocation of site 1131 and part of site 508. Site 1131 is partly within the development boundary and is subject to change. At the time of writing, a planning application for four dwellings (Ref: 14/00148/F) is pending consideration on part of this site. As such given the sensitive location, part of the site site within the Castle Acre Conservation Area and offers an opportunity to enhance a derelict area, allocating site 1131 together with part of 508, forming G21.1, will ensure a coordinated and comprehensive development in the area in terms of design and	Yes	1
1131	-	+	-	+		+	+	+	+	+	+	+	+	+	+	+	+	+	+	The site is completely within the Conservation Area but comprises of two derelict buildings with gardens to the rear. There are also a number listed buildings within close proximity	Development on the site provides an opportunity to clear the derelict site and if designed properly has the potential to positively contribute to the local townscape and visual amenity. If site 508 and 1131 were brought forward in combination with footway improvements to the centre of the settlement, the Highway Authority would not object if this site were included in the plan.	1
508	-	+	+	+		+	+	+	-/+	-/+	+	+	+	+	+	+	+	+	-	Site 508 is a large greenfield site, agricultural grade 3, outside built environment boundaries. The site is inappropriately large in scale for a key rural service centre. The site is within Marham airfield safeguarding area. There is a mature hedgerow along most boundaries, there is informal public access to the field and around the perimeter of the field.	Part of the site may be suitable for development. Consultation with the authorities regarding the airfield may be required and DEFRA regarding agricultural land classification. An ecological survey would be required if site 508 and 1131 were brought forward in combination with footway improvements to the centre of the settlement, the Highway Authority would not object if this site were included in the plan.	1
511	-	+	-	-/+		+	+	+	+	-/+	+	+	-	-	+	+	+	+	+	Site 511 is completely within the Conservation Area and was formally a primary school and outdoor playing space. The site is overlooked by adjacent cottages. Development of the site would require careful consideration to avoid an adverse impact on neighbouring amenity and the setting of an ancient monument. The site is within Marham airfield safeguarding area. There appears to be parking and issues relating to intensification of highway use along Pales Green. Redevelopment would result in the loss of an area of allotments.	Loss of allotments would be unacceptable in policy terms. A policy could be put in place for the creation of allotments	1
1192	[Cross-hatched pattern]																					
1193	-	+	-	-		+	+	+	+/-	+/-	+	+	+/-	-	+	+	+	+	-	Site 1193 is wholly within Marham Airfield - Plan B safeguarding zone. The site is within a conservation area and development would result in the loss of grade 3 agricultural land and a school playing field. Access is limited to a small road leading to the school which would have a negative impact, especially during term time - may also impact on amenity due to proximity to school.	Part of the site may be suitable for development. Consultation with the authorities regarding the airfield may be required and DEFRA regarding agricultural land classification. Loss of school playing field would not be acceptable. An ecological survey would be required. Highway Authority would only allow 8 dwellings on this site due to the shared access with the school.	1
1194	[Diagonal hatched pattern]																					
50	[Diagonal hatched pattern]																					
70	[Diagonal hatched pattern]																					
91	[Diagonal hatched pattern]																					
100	[Diagonal hatched pattern]																					
G25.2	+	+	+	+/-	+	+	+	+	+/-	+	+	+	+	+	+	+	+	+	-	Site 152 is wholly within grade 2 agricultural land, though not currently used as such and contains a house and its garden. There are mature trees and a hedge around the site which may be rich in biodiversity. The site is on a busy 20mph road but this means it is close to the village services.	Subject to a safe access, the Highway Authority would not object if this site were identified as a strategic housing site	1
152	+	+	+	+/-	+	+	+	+	+/-	+	+	+	+	+	+	+	+	+	-	Site 152 is wholly within grade 2 agricultural land, though not currently used as such and contains a house and its garden. There are mature trees and a hedge around the site which may be rich in biodiversity. The site is on a busy 20mph road but this means it is close to the village services.	Site requires comparative assessment in SAD.	1

Site Ref	Proposed use (owner/agent)	Summary of constraints	Can constraints be overcome?	Achievability		Deliverable/Developable										Notes	Total
				Accept/reject	Market assessment	Gross area	Net area	Density	Site capacity	Settlement cap	0-5 years	6-10 years	11-15 years				
953	none stated	Site proposed for consideration by landowner therefore considered available.		0													0
G22.1	residential			1	H	L						15					15
1131	residential	Site proposed for consideration by landowner therefore considered available.		1	H	L											0
508	residential	Site proposed for consideration by landowner through an Agent therefore considered available.		1	H	L											0
511	residential	Site proposed for consideration by landowner through an Agent therefore considered available.		1	H	M	0.30	0.30	24.00	7.14	11				7		7
1192																	0
1193	Housing	Yes		1	H	L	3.26	2.44	24.00	58.61	11				11		11
1194				0													0
1	none stated			0													0
50	none stated			0													0
70	Housing, up to 3 dwellings			0													0
91	Housing, 2 dwellings			0													0
108	none stated			0													0
G25.2	Residential			1	M	L						20					20
152	Residential			1	M	L											0

	0-5 years	6-10 years	11-15 years	Total
Castle Acre	15	0	18	33

	0-5 years	6-10 years	11-15 years	Total
Clenchwaerton	30	20	68	118

Site Ref	Suitability Stage 1																	Suitability Stage 2						
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	Unacceptable flood risk	NNR	Ramsar	SAC	SPA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome	Accept/reject	Scale of development	Brownfield/Greenfield
212	Clenchwarton	Clenchwarton	KRSC	Arable	Land north of Ferry Road,	-	+	+	-	-	-	+	+	+	+	+	+	+	+	Site is not within 25 metres of proposed development boundary and is at an unacceptable risk of flooding*	Constraint cannot be overcome.	0		
213	Clenchwarton	Clenchwarton	KRSC	Farmland	Land east of Jubilee Bank Road, north of West Lynn drain,	-	+	+	-	-	+	+	+	+	+	+	+	+	+	Site more than 25 metres from proposed development boundary	Constraint cannot be overcome.	0		
214	Clenchwarton	Clenchwarton	KRSC	Agricultural	Land east of Jubilee Bank Road, south of Ferry Road,	-	+	+	-	-	+	+	+	+	+	+	+	+	+	Site more than 25 metres from proposed development boundary.	Constraint cannot be overcome.	0		
215	Clenchwarton	Clenchwarton	KRSC	Agricultural	Land at junction of Bailey Lane and Hall Road,	+	+	+	-	-	+	+	+	+	+	+	+	+	+	Other than flooding no Stage 1 constraints Site is wholly at an unacceptable risk of flooding*	Constraint cannot be overcome.	1	+/-	-
216	Clenchwarton	Clenchwarton	KRSC	Agricultural	Land north of Bailey Lane,	+	+	+	-	-	-	+	+	+	+	+	+	+	+	Other than flooding no Stage 1 constraints Site is wholly at an unacceptable risk of flooding*	Constraint cannot be overcome.	0		
298	Clenchwarton	Clenchwarton	KRSC	Not Stated	Land north of 69 Ferry Road,	-	+	+	-	-	+	+	+	+	+	+	+	+	+	site more than 25 metres from proposed development boundary Site more than 25m from proposed development boundary and part of site is at an unacceptable risk of flooding*	Constraint cannot be overcome.	0		
321	Clenchwarton	Clenchwarton	KRSC	not stated	Land on Ferry Road,	-	+	+	-	-	+/-	+	+	+	+	+	+	+	+	Site more than 25 metres from proposed development boundary and part of site is at an unacceptable risk of flooding*	Constraints cannot be overcome.	0		
G25.3	Clenchwarton	Clenchwarton	KRSC	Agricultural	Land off Main Road,	+	+	+	-	-	+	+	+	+	+	+	+	+	+	Other than flooding no Stage 1 constraints		1	+	-
336	Clenchwarton	Clenchwarton	KRSC	Agricultural	Land off Main Road,	+	+	+	-	-	+	+	+	+	+	+	+	+	+	Other than flooding no Stage 1 constraints		1	+	-
337	Clenchwarton	Clenchwarton	KRSC	Not Stated	Land off Blackhorse Road,	-	+	+	-	-	-	+	+	+	+	+	+	+	+	Site more than 25m from proposed development boundary's, and wholly at an unacceptable risk of flooding*	Constraints cannot be overcome	0		
338	Clenchwarton	Clenchwarton	KRSC	Agricultural	Land off Wildfields Road,	+	+	+	-	-	+	+	+	+	+	+	+	+	+	Other than flooding no Stage 1 constraints		1	-	-
340	Clenchwarton	Clenchwarton	KRSC	Not Stated	Land off Church Road	+	+	+	-	-	+/-	+	+	+	+	+	+	+	+	Part of the site is at an unacceptable risk of flooding*, and lack of access makes the site unsuitable for allocation	sequential master planning of the site to direct development to areas outside of an unacceptable risk of flooding could address the flood issue. However access needs to be determined to allow further consideration of the site.	1	+	-
405	Clenchwarton	Clenchwarton	KRSC	agricultural, containing single dwelling on	Land at Main Road / Station Road,	-	+	+	-	-	+	+	+	+	+	+	+	+	Site more than 25 metres from proposed settlement boundary	Constraint cannot be overcome.	0			
424	Clenchwarton	Clenchwarton	KRSC	agricultural, containing single dwelling on	Land on Wynne's Lane,	-	+	+	-	-	+	+	+	+	+	+	+	+	Site more than 25 metres from proposed settlement boundary	Constraint cannot be overcome.	0			
430	Clenchwarton	Clenchwarton	KRSC	agricultural, containing single dwelling on	Land at Black Horse Road,	+	+	+	-	-	+	+	+	+	+	+	+	+	+	Other than flooding no Stage 1 constraints		1	+	-
439	Clenchwarton	Clenchwarton	KRSC	Playing fields / Burnt down clubhouse	Land at Ferry Road Playing Field,	-	+	+	-	-	+/-	+	+	+	+	+	+	+	+	Site more than 25m from proposed development boundary and part of site is at an unacceptable risk of flooding*	Constraint cannot be overcome.	0		
462	Clenchwarton	Clenchwarton	KRSC	Countryside	Land at Rookery Road, (opposite Nos. 20 - 30a)	+	+	+	-	-	-	+	+	+	+	+	+	+	+	Site is wholly at an unacceptable risk of flooding*	Constraint cannot be overcome.	0		
463	Clenchwarton	Clenchwarton	KRSC	Clenchwarton Nurseries and Aquatics Centre	Nurseries between Main Road and Wash Lane,	+	+	+	-	-	+/-	+	+	+	+	+	+	+	+	Part of the site is at an unacceptable risk of flooding*	sequential master planning of the site to direct development to areas outside the areas at an unacceptable risk of flooding	1	-	+/-
G25.1	Clenchwarton	Clenchwarton	KRSC	Garden/Field	Corner of Hall Road and Wildfield Road,	+	+	+	-	-	+	+	+	+	+	+	+	+	+	Other than flooding no Stage 1 constraints		1	+	-
474	Clenchwarton	Clenchwarton	KRSC	Garden/Field	Corner of Hall Road and Wildfield Road,	+	+	+	-	-	+	+	+	+	+	+	+	+	+	Other than flooding no Stage 1 constraints		1	+	-
477	Clenchwarton	Clenchwarton	KRSC	not stated	Old Kingston Lodge, Ferry Road,	-	+	+	-	-	+	+	+	+	+	+	+	+	+	Site more than 25 metres from proposed development boundary	Constraint cannot be overcome.	0		
578	Clenchwarton	Clenchwarton	KRSC	Farmland/Fields	Land between Margetts House and Willow Drive,	+	+	+	-	-	+	+	+	+	+	+	+	+	+	Other than flooding no Stage 1 constraints		0		
593	Clenchwarton	Clenchwarton	KRSC	Farmland/Fields	Land North of Pullover Road	-	+	+	-	-	+/-	+	+	+	+	+	+	+	+	Site more than 25 metres from proposed development boundary, and part of the site is at an unacceptable risk of flooding*	Constraint cannot be overcome.	0		

Site Ref	Safeguarded areas	Height/Slope	Historic environment	Impact on highways	Impact on services	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
212	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	0
213	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	0
214	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	0
215	+	+/-	+	-		+/-	+	+	+/-	+	+	+	+	-	+	+	+	-		Site 215 is wholly within grade 2 agricultural land, with a ditch to the south of the site. Large metal pylons cross the site and there is a small power hut in the SE corner. The site is on a crossroads of narrow roads, which may impact negatively on highways.	Subject to a safe access, the Highway Authority would not object. Pylons could be rerouted.	1
216	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	0
298	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	0
321	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	0
G25.3	+	+/-	+	+/-		+	+	+	+/-	+	+	+	+	+	+	+	+	-		Site 336 is wholly within grade 2 agricultural land with a ditch on the northern edge. The site is adjacent to a busy road with pavement opposite.	Safe site access and egress is obtainable off Main Road as supported by the Local Highway Authority subject to provision of adequate footpath links.	1
336	+	+/-	+	+/-		+	+	+	+/-	+	+	+	+	+	+	+	+	-		Site 336 is wholly within grade 2 agricultural land with a ditch on the northern edge. The site is adjacent to a busy road with pavement opposite.	Site requires comparative assessment in the SAD	1
337	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	0
338	+	+/-	+	-		+	+	+	+/-	+	+	+	+	-	+	+	+	-		Site 338 is wholly within grade 2 agricultural land, though currently not used as such. There is a ditch on the northern edge of the site with mature trees and hedgerows around boundaries. The site is adjacent to a very narrow road. Local Footway links and road network is inadequate for this scale of development. Such large scale development would have a detrimental impact on the local road network.	Further consultation with the local highways agency, regarding the partial allocation of the site, thus reducing the scale of development, i.e. not allocating the whole site	1
340	+	+	+	-		+	+	+	+/-	+	+	+	+/-	+	-	+	+	-		Site 340 is wholly within grade 2 agricultural land. There is no access to the site via roads or footpaths, with no possible access given. Development may impact on amenity of existing houses to the north and east of the site.	Suitable access needs to be determined.	0
405	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	0
424	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	0
430	+	+	+	-		+	+	+	-	+	+	+	+	-	+	+	+	-		Site 430 is wholly within grade 2 agricultural land, though not used as such and is overgrown. There are mature trees and a hedgerow around the site, causing possible biodiversity issues. The site is on a narrow road with no pavements, meaning there is limited walking access to services.	no - Inadequate highway network to support a housing development. The Highway Authority would object to this allocation.	0
439	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	0
462	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	0
463	+	+	+	+/-		+	+	+	+/-	+	+	+	+	+	+	+	-	+/-		Site 463 is wholly within grade 2 agricultural land, although currently houses Clerwaton Nurseries and an Aquatic Centre, with greenhouses, shops and a car park for visitors. Development would therefore result in the loss of employment land and 2 businesses. There is a deep ditch along the northern edge of the site. Access to the south of the site is via a busy 20mph road (with good access to services) or via a narrow, unpaved track to the north.	Loss of businesses contrary to Policy CS10 Employment in Core Strategy.	0
G25.1	+	+	+	-		+	+	+	+/-	+	+	+	+	-	+	+	+	-		Site 474 is wholly within grade 2 agricultural land, although is currently a garden site. Development could have negative impacts on highways as the site is adjacent to a narrow crossroads. Mature trees surround the site, meaning development would have little/no impact on landscape views because site is currently hidden.	Subject to a safe access, the Highway Authority would not object if this site were identified as a strategic housing site.	1
474	+	+	+	-		+	+	+	+/-	+	+	+	+	-	+	+	+	-		Site 474 is wholly within grade 2 agricultural land, although is currently a garden site. Development could have negative impacts on highways as the site is adjacent to a narrow crossroads. Mature trees surround the site, meaning development would have little/no impact on landscape views because site is currently hidden.	Site requires comparative assessment in the Site Specific Allocations and Development Management Policies SAD. Consultation with Highways Agency regarding suitability of access.	1
477	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	0
576	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	0
593	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	0

Site Ref	Achievability														Deliverable/Developable													
	Proposed use (owner/agent)	Summary of constraints	Can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	Site capacity	Settlement cap	0-5 years	6-10 years	11-15 years	Notes	Total												
212	Housing			0												0												
213	Light Industrial			0												0												
214	Housing			0												0												
215	Housing			M	L	3.00	2.25	24	54.00	29				17	Could come forward as a potential housing site after the current plan period, 2026.	17												
216	Housing			0												0												
298	Housing			0												0												
321	none stated			0												0												
G25.3	none stated			1	L/M	L							20	Allocated in SAD	20													
336	none stated			1	L/M	L								Allocated in SAD, as site G25.3, number counted at G25.3	0													
337	none stated			0												0												
338	none stated			1	M	L	9.20	6.90	24	165.60	29			17	Could come forward as a potential housing site after the current plan period, 2026.	17												
340	none stated			0												0												
405	Housing			0												0												
424	Housing			0												0												
430	Housing			0												0												
439	Housing, 132 dwellings, Employment / Leisure (Pub) Community such as care home, pre school, medical centre			0												0												
462	Housing			0												0												
463	Housing			0												0												
G25.1	Housing			1	M	L						10		Site allocated in SAD for 10 dwellings	10													
474	Housing			1	M	L								Site allocated in SAD for 10 dwellings. Numbers counted as site G25.1	0													
477	none stated			0												0												
578	Housing			0												0												
593	commercial/retail/education			0												0												

Site Ref	Suitability Stage 1																	Suitability Stage 2						
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	Unacceptable flood risk	NNR	Ramsar	SAC	SPA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome	Accept/reject	Scale of development	Brownfield/Greenfield
594	Clenchwarton	Clenchwarton	KRSC	Agricultural	Land North West of Ferry Road	+	+	+	-	-	-/+	+	+	+	+	+	+	+	+	Part of site is at an unacceptable risk of flooding*	sequential master planning of the site to direct development to areas outside the unacceptable risk of flooding	1	-	-
598	Clenchwarton	Clenchwarton	KRSC	Residential / Storage / Retail	Land adj. to Kenfield Farm	-	+	+	-	-	+	+	+	+	+	+	+	+	+	Site is more than 25 metres from proposed development boundary.	Constraint cannot be overcome.	0		
618	Clenchwarton	Clenchwarton	KRSC	Vacant. Previous use as poultry unit and orchard	Land west of 9 & 12 Jubilee Bank Road.	-	+	+	-	-	-/+	+	+	+	+	+	+	+	+	Site is more than 25 metres from proposed development boundary, and a large part of the site is in the flood hazard zone.	Constraints cannot be overcome.	0		
619	Clenchwarton	Clenchwarton	KRSC	Garden	Land at Station Road.	-	+	+	-	-	+	+	+	+	+	+	+	+	+	Site more than 25 metres from proposed development boundary.	Constraint cannot be overcome.	0		
626	Clenchwarton	Clenchwarton	KRSC	Garden	Land to rear of 12 Black Horse Road.	+	+	+	-	-	+	+	+	+	+	+	+	+	+	Other than flooding no Stage 1 constraints		1	+	
642	Clenchwarton	Clenchwarton	KRSC	Overgrown countryside	Land at Black Horse Road.	+	+	+	-	-	+	+	+	+	+	+	+	+	+	Other than flooding no Stage 1 constraints		1	+	-
684	Clenchwarton	Clenchwarton	KRSC	Fields	Land off Ferry Road.	-	+	+	-	-	-/+	+	+	+	+	+	+	+	+	Site more than 25 metres from proposed development boundary, and part of the site is at an unacceptable risk of flooding*	Constraints cannot be overcome.	0		
706	Clenchwarton	Clenchwarton	KRSC	Clenchwarton Nurseries and Aquatics Centre, House and Garden	Land off Main Road.	+	+	+	-	-	+	+	+	+	+	+	+	+	+	Other than flooding no Stage 1 constraints		1	-	+/-
713	Clenchwarton	Clenchwarton	KRSC	Garden	15 Wildfields Road	-	+	+	-	-	+	+	+	+	+	+	+	+	+	Site more than 25 metres from proposed development boundary	Constraint cannot be overcome.	0		
824	Clenchwarton	Clenchwarton	KRSC	Amenity Land & Redundant Agricultural	Land at Porch Farm, Main Road	-	+	+	-	-	+	+	+	+	+	+	+	+	+	Site more than 25 metres from proposed development boundary	Constraint	0		
868	Clenchwarton	Clenchwarton	KRSC	Arable	Land North of Ferry Road.	-	+	+	-	-	-	+	+	+	+	+	+	+	+	Site more than 25 metres from proposed development boundary and site is wholly at an unacceptable risk of flooding*	Constraints cannot be overcome.	0		
869	Clenchwarton	Clenchwarton	KRSC	Arable	Land East of Jubilee Bank Road, North of West Lynn Drain	+	+	+	-	-	+	+	+	+	+	+	+	+	+	Site more than 25 metres from proposed development boundary	Constraint cannot be overcome.	0		
870	Clenchwarton	Clenchwarton	KRSC	Arable	Land East of Jubilee Bank Road, South of Ferry Road	-	+	+	-	-	+	+	+	+	+	+	+	+	+	Site more than 25 metres from proposed development boundary.	Constraint cannot be overcome.	0		
871	Clenchwarton	Clenchwarton	KRSC	Arable	Land at junction of Bailey Lane & Hall Road	+	+	+	-	-	+	+	+	+	+	+	+	+	+	Other than flooding no Stage 1 constraints		1	+/-	-
872	Clenchwarton	Clenchwarton	KRSC	Arable	Land North of Bailey Lane.	+	+	+	-	-	-	+	+	+	+	+	+	+	+	Site is wholly at an unacceptable risk of flooding*	Constraint cannot be overcome.	0		
1084	Clenchwarton	Clenchwarton	KRSC	Agricultural	Land adjacent 85 Ferry Road.	-	+	+	-	-	+	+	+	+	+	+	+	+	+	Site more than 25 metres from proposed development boundary.	Constraint cannot be overcome.	0		
1262	Clenchwarton	Clenchwarton	KRSC	agriculture	Land off Black Horse road, adj Willow Farm.	+	+	+	-	-	+/-	+	+	+	+	+	+	+	+	Other than flooding no Stage 1 constraints		1	+	+/-
CLE 06	Clenchwarton	Clenchwarton	KRSC		Rear of Hall Road	+	+	+	-	-	+	+	+	+	+	+	+	+	+	Site wholly at an unacceptable risk of flooding*, and too small for allocation	Site within development boundary, SFA required. Access likely to be key constraint.	0		
312	Denver.	Denver.	RV	Fields	Land East side of Sand Lane.	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	Part of the site potentially suitable.	1	-	-
517	Denver	Denver	RV	Fields	Land North of Sandy Lane.	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints.	Small part of the site potentially suitable.	1	-/+	-

Site Ref	Safeguarded areas	Height/Slope	Historic environment	Impact on highways	Impact on services	Major utilities	Environmental Designations	TPO	Biodiversity	Landscapes/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
594	+	+	+	+/-	+	+	+	+	+/-	+	+	+	+	+	-	+	+	+	-	Site 594 is wholly within grade 2 agricultural land. Access to the site is via a narrow road with no pavements, but within a quiet housing estate so this may not have a major impact on highways. There is a ditch along the northern edge of the site and is surrounded by trees which may have biodiversity impacts.	Achieving a safe access may be an issue. The scale of the site may be limited depending on what access is achieved. The Highway Authority would not object if this site was allocated	1
598																						0
618																						0
619																						0
626	+					+	+	+	+		+						+	+	-	Site 626 is wholly within grade 2 agricultural land. The site is too small and constrained by its shape. Access would be prejudicial to the amenity of existing residential development.	Constraints cannot be overcome	0
642	+	+/-	+	+/-	+	+	+	+	-	+	+	+	+	+/-	+	+	+	+	+/-	Site 642 is wholly within grade 2 agricultural land, although not currently used as such and is very overgrown. There are a number of mature trees which would lead to biodiversity impacts if the site was developed. The site is adjacent to a narrow but quiet road which may affect highways somewhat.	The highway network is inadequate and the Highway Authority would object if this site were identified as a strategic housing site	1
684																						0
705	+	+	+	+/-	+	+	+	+	+/-	+	+	+	+	+	+	+	+	-	-	Site 705 is wholly within grade 2 agricultural land, though not currently used as such and contains a Clencherwort Nurseries, an Aquatics centre, a house and its garden. Development of the whole site would therefore result in the loss of employment land and 2 businesses. There are mature trees and hedgerows around the site which may be rich in biodiversity. There is a deep ditch along the northern edge of the site. Access to the south of the site is via a busy 20mph road (with pavements and good access to services) or via a narrow, unpaved track to the north.	Loss of businesses contrary to Policy CS10 Employment in Core Strategy.	1
713																						0
824																						0
868																						0
869																						0
870																						0
871	+	+/-	+	-		+/-	+	+	+/-	+	+	+	+	-	+	+	+	+	-	Site 871 is wholly within grade 2 agricultural land, with a ditch to the south of the site. Large metal pylons cross the site and there is a small power hut in the SE corner. The site is on a crossroads of narrow roads, which may impact negatively on highways.	Subject to a safe access, the Highway Authority would not object. Pylons could be rerouted.	1
872																						0
1084																						0
1262	+	+	+	+/-	+	+	+	+	-	+/-	+	+	+/-	+	+	+	+	+	+/-	Site 1262 is partially within grade 2 agricultural land, although not currently cultivated, the rest is an old farm house. There are a number of mature trees which could lead to biodiversity impacts if the site was developed. The site is adjacent to a narrow but quiet road which may affect highways somewhat.	Further consultation with the local highways agency. Consultation with DEFRA regarding agricultural land classification. Ecological assessment required	1
CLE 06																						0
312	+	+	+	-		+	+	-/+	-/+	-/+	+	+	-/+	+	+	+	-	+	-	Site 312 is a large greenfield site in agricultural use (Grade 2 & 3) outside built environment boundaries. There are a number of TPO trees on the site and a public right of way. There has been an Enforcement issue relating to an unauthorised change of use from agricultural to residential on part of the site. There appears to be suitable habitat for biodiversity. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network.	This highway network surrounding this site is inadequate to serve additional vehicular trips. The Highway Authority would object if this site were to be allocated, the promoters of the site consider that the site should provide a minimum of 20 dwellings to ensure the overall viability of the scheme but seek 50, both figures are significantly higher than the settlement guide number	0
517	+	+	+	-/+		+	+	+	+	-/+	+	+	-/+	+	+	+	-/+	+	-	Site 517 is a large greenfield site outside built environment boundaries in a mixed agricultural (Grade 2) & residential uses. The access is shared with a public right of way on an unmade road, this would not be suitable for large scale development. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network.	This highway network surrounding this site is inadequate to serve additional vehicular trips. The Highway Authority would object if this site were included in the plan	0

Site Ref	Proposed use (owner/agent)	Summary of constraints	Can constraints be overcome?	Achievability		Deliverable/Developable										Total	
				Accept/reject	Market assessment	Gross area	Net area	Density	Site capacity	Settlement cap	0-5 years	6-10 years	11-15 years	Notes			
594	residential			1	M	L	59.00	44.25	24	1062.00	29				17	Could come forward as a potential housing site after the current plan period, 2026.	17
598	Housing, approx. 35 dwellings			0													0
618	Housing, 50-60 Units / Public Open Space			0													0
619	none stated			0													0
626	none stated			0													0
642	Housing			0													0
684	Housing, 4 dwellings			0													0
705	Housing, energy efficient dwellings			0													0
713	none stated			0													0
824	Housing, up to 70 dwellings			0													0
868	Housing / Employment			0													0
869	Housing / Employment			0													0
870	Housing / Employment			0													0
871	Housing / Employment			1	M	L	3.00	2.25	24	54.00	29					Figure already counted. See site 215	0
872	Housing / Employment			0													0
1084	Housing, 5 dwellings			0													0
1262	Housing, 30 dwellings and public open space	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	M	1.80	1.62	24.00	38.88	29				17	The site is outside of the SAD development boundary. The site could come forward after the current plan period (2026)	17
CLE 06	Housing - 3 min - 4 max			0												Can not accommodate a minimum of 5 dwellings	0
312	50 units -Housing	Site proposed for consideration three times - by two separate agents and by an individual through a business therefore considered available.		0													0
517	Residential	Site proposed for consideration by landowner through an Agent therefore considered available.		0													0

	0-5 years	6-10 years	11-15 years	Total
Denver	0	0	0	0

Site Ref	Suitability Stage 1																Suitability Stage 2							
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	Unacceptable flood risk	NNR	Ramsar	SAC	SPA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome	Accept/reject	Scale of development	Brownfield/Greenfield
518	Denver	Denver	RV	Fields	Land South of Sandy Lane,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	Part of the site potentially suitable.	1	-/+	-
519	Denver	Denver	RV	Fields	Land at Denver Farm, Sluice Road,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	Part of the site potentially suitable.	1	+	-
652	Denver	Denver	RV	Grassland	Land to the rear of 90 Sluice Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	Part of the site potentially suitable.	1	-/+	-
662	Denver	Denver	RV	Barns	Manor Farm Barns, Sluice Road,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	Part of the site potentially suitable.	1	-/+	-
746	Denver	Denver	RV		Land to the South of 97 Sluice Road,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	Part of the site potentially suitable.	1	-/+	-
853	Denver	Denver	RV	Grassed Meadow	Land South of Sandy Lane	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	N/A	1	-/+	-
954	Denver	Denver	RV	Agricultural	Land off Whin Common Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Small portion of site within 25m of settlement.	Part of the site potentially suitable.	1	-/+	-
1128	Denver	Denver		Woodland/arden	Land at Ryston Road, Denver, Downham Market	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints.	N/A	1	+	-
211	East Winch	East Winch	RV	Agricultural	Land north of Gayton Road,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	Part of site can remain in the assessment.	1	-/+	-
228	East Winch	East Winch	RV	Agricultural	1 - Land at Gayton Road (to the east of Torwood) 2 - Land at Station Road (to the south of the Hall)	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	Part of the site potentially suitable.	1	+	-

Site Ref	Safeguarded areas	Height/Slope	Historic environment	Impact on highways	Impact on services	Major utilities	Environmental Designations	TPO	Biodiversity	Landscapes/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
518	+	+	+	-/+		+	+	-/+	+	-/+	+	+	-/+	+	+	+	-/+	+	-	Site 518 is a large greenfield site outside built environment boundaries in agricultural use (Grade 2 & 3). There are a number of TPO trees on the site and a public right of way. There has been an Enforcement issue relating to an unauthorised change of use from agricultural to residential on part of the site. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network.	This highway network surrounding this site is inadequate to serve additional vehicular trips. The Highway Authority would object if this site were to be allocated, the promoters of the site consider that the site should provide a minimum of 20 dwellings to ensure the overall viability of the scheme but seek 50, both figures are significantly higher than the settlement guide number	0
519	+	+	+	-/+		+	+	-/+	-/+	-/+	+	+	+	+	-/+	+	+	+	-	Site 519 is a greenfield site outside built environment boundaries, in agricultural use (Grade 3). The size and location would result in the site only being suitable for frontage development. There are mature hedgerows present on the boundary. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network.	This highway network surrounding this site is inadequate to serve additional vehicular trips. The Highway Authority would object if this site were included in the plan	0
652	+	+	+	-/+		+	+	+	+	-/+	+	+	-/+	+	-/+	+	-/+	+	-	Site 652 is a large greenfield site outside built environment boundaries in agricultural use (Grade 2 & 3). There is a public right of way adjacent to the site and a small number of TPO trees present on the northern area. The access appears inappropriate for the scale of development proposed with an existing dwelling directly on the boundary. The development would be wholly to the rear of an existing linear form of development. There is a public right of way adjacent to the site. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network.	This highway network surrounding this allocation is inadequate to serve additional vehicular trips. The Highway Authority would object if this site were included in the plan. Development would not be in keeping with local settlement pattern and would potential be detrimental to the form and character of the area.	0
662	+	+	+	-/+		+	+	-/+	-/+	-/+	+	+	+	+	-/+	+	-/+	+	-	Site 662 is a large greenfield site outside built environment boundaries in agricultural use (Grade 2). There is a public right of way adjacent to the site and a small number of TPO trees present on the northern area. There are mature hedgerows present on the boundary. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network.	This highway network surrounding this site is inadequate to serve additional vehicular trips. The Highway Authority would object if this site were included in the plan	0
746	+	+	+	-/+		+	+	-/+	-/+	-/+	+	+	+	+	-/+	+	-/+	+	-	Site 746 is a large greenfield site outside built environment boundaries in agricultural use (Grade 2). There is a public right of way adjacent to the site and a small number of TPO trees present on the north boundary. No apparent road frontage or access shown. There are mature hedgerows present on the boundary. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network.	The site performs poorly in relation to highway access as the highway network surrounding this site is inadequate to serve additional vehicular trips. The Highway Authority would object if this site were included in the plan and the relationship to the existing form and character of the village. There would be a negative impact upon the landscape.	0
853	+	+	+	-/+		+	+	-/+	-/+	-/+	+	+	-/+	+	+	+	-/+	+	-	Site 853 is a large greenfield site outside built environment boundaries in agricultural use (Grade 2 & 3). There are a number of TPO trees on the site and a public right of way. There has been an Enforcement issue relating to an unauthorised change of use from agricultural to residential on part of the site. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network.	This highway network surrounding this site is inadequate to serve additional vehicular trips. The Highway Authority would object if this site were to be allocated, the promoters of the site consider that the site should provide a minimum of 20 dwellings to ensure the overall viability of the scheme but seek 50, both figures are significantly higher than the settlement guide number	1
954	+	+	+	-/+		+	+	-/+	-/+	-/+	+	+	+	+	+	+	-/+	+	-	Site 954 is a large greenfield site outside built environment boundaries in agricultural use (Grade 2 & 3). There is a public right of way adjacent to the site and along the proposed access from Cow Lane and Sluice Road, here are mature hedgerows present on the boundary. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network.	This highway network surrounding this allocation is inadequate to serve additional vehicular trips. The Highway Authority would object if this site were included in the plan. Development would not be in keeping with local settlement pattern.	0
1128	+	+	+	-/+		+	+	-/+	+	+	+	+	+	+	+	+	+	+	+	Site 1128 is a small garden site, outside built environment boundaries with a number TPO trees on site. The site would only be suitable for 1 unit from a shared access. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network.	Yes, Site requires comparative assessment in the Site Specific Allocations and Policies DPD. If sensitively designed to consider impact upon trees. Following a site visit to assess the site Officers feel further discussion with the Highways Authority would be required if allocated.	1
211	-	+	+	-/+		+	+	-/+	+	+	+	+	+	+	+	+	+	+	-/+	Site 211 is a large greenfield site in agricultural use (grade 3 & 4) outside built environment boundaries. It is completely within the Marham safeguarding area. It has frontage on to Gayton Road. There are some mature trees along the hedgerow and a ditch present. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network.	The core strategy identifies sustaining existing services in rural villages as a priority, therefore if allocation is required in this settlement the constraints could be overcome and this site may be suitable for some small-scale infilling or affordable housing. Development of the entire site would not be appropriate in a rural village but a small infill section on the southern boundary (west side) which fronts Gayton Rd may be suitable. An ecological survey may be required prior to development. Following a site visit to assess the site Officers feel further discussion with the Highways Authority would be required if allocated.	1
229	-	+	+	-/+		+	+	-/+	-/+	-/+	+	+	+	+	-/+	+	+	+	+	Site 229 is a greenfield site agricultural grade 4, outside built environment boundaries. There are some small electricity poles across the site and a good hedgerow and ecology report would be required prior to development. Access would be gained via a bend and perhaps not suitable. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network. Development would extend the village in a ribbon form to include a farmhouse and buildings, this would negatively impact upon the form of the village and the local landscape. It is completely within the Marham safeguarding area.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The core strategy identifies sustaining existing services in rural villages as a priority, therefore if allocation is required in this settlement the constraints could be overcome and this site may be suitable for some small-scale infilling or affordable housing. Any development would need to be sensitive to the form and character of the settlement. Following a site visit to assess the site Officers feel further discussion with the Highways Authority would be required prior to development.	1

Site Ref				Achievability		Deliverable/Developable										Total	
	Proposed use (owner/agent)	Summary of constraints	Can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	Site capacity	Settlement cap	0-5 years	6-10 years	11-15 years	Notes		
518	50 units -Housing	Site proposed for consideration three times - by two separate agents and by an individual through a business therefore considered available.		0												0	
519	Residential	Site proposed for consideration by landowner through an Agent therefore considered available.		0												0	
652	Residential	Site proposed for consideration by landowner therefore considered available.		0												0	
662	Residential	Site proposed for consideration by landowner therefore considered available.		0												0	
746		Site proposed for consideration by landowner therefore considered available.		0												0	
853	50 units -Housing	Site proposed for consideration three times - by two separate agents and by an individual through a business therefore considered available.		0												0	
954		Site proposed for consideration by landowner through an Agent therefore considered available.		0												0	
1128	Housing 1 or 2-Conventional housing-one detached, or pair of semi-detached.	Site proposed for consideration by landowner through an Agent therefore considered available.	Site not able to accommodate a minimum of 5 dwellings	0												0	
211	Housing, up to 65 dwellings	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	9.80	0.30	24.00		8				8	The site is outside of the SAD development boundary. The site could come forward after the current plan period (2026)	8
228	Residential	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	0.40	0.30	24.00		8				8	The site is outside of the SAD development boundary. The site could come forward after the current plan period (2026)	8

	0-5 years	6-10 years	11-15 years	Total
East Winch	10	0	24	34

Site Ref	Suitability Stage 1																Suitability Stage 2							
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	Unacceptable flood risk	NNR	Ramsar	SAC	SPA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome	Accept/reject	Scale of development	Brownfield/Greenfield
66	East Winch	East Winch	RV	Unused	Land curtilage North of the A47 Lynn Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly within 25m boundary.	N/A	1	+	-
G33.1	East Winch	East Winch	RV	not stated	Land south of Gayton Road.	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	N/A	1	+	-
546	East Winch	East Winch	RV	not stated	Land south of Gayton Road.	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	N/A	1	-/+	-
707	East Winch	East Winch	RV	not stated	Adjoining land to Braemore	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	Site is across the road from SSSI. At site visit consider potential impact on SSSI.	1	+	+
1247	East Winch	East Winch	RV	Garden	Land at Prospect Cottage, Gayton road	/	/	/	/	/	/	/	/	/	/	/	/	/	/	Site is currently a residential garden	no	0	/	/
75	Emneth	Emneth	SAKLO TMT	not stated	Plot 2 Land off Meadowgate Lane	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Site almost wholly within 25m of settlement.	N/A	1	+	-
76	Emneth	Emneth	SAKLO TMT	not stated	Plot 1 Land off Meadowgate Lane Emneth	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	N/A	1	+	-
77	Emneth	Emneth	SAKLO TMT	not stated	Plot 3 Land off Meadowgate Lane	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	N/A	1	+	-
87	Emneth	Emneth	SAKLO TMT	Agricultural cold stores and buildings on site.	Land at Gaultree Square	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	Portion of the site lies within fluvial flood zone 2.	Part of site within the settlement in not at risk of flooding. Therefore part of the site may be suitable for housing.	1	+	+
127	Emneth	Emneth	SAKLO TMT	Garden Centre(Retail)	Land at Tramways Garden Centre, Outwell Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. The site is situated within 25m of settlement.	N/A	1	+	-

Site Ref	Safeguarded areas	Height/Slope	Historic environment	Impact on highways	Impact on services	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
65	-	+	+	-/+		+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site 65 is a greenfield site outside built environment boundaries which neighbours a new housing development and agricultural land (grade 3). Historic aerial photography shows the land to be agricultural land, which has now been fenced off and left to scrub. It is completely within the Marham safeguarding area, it has direct access on to the A47 albeit as an intensification of the existing for neighbouring residential development. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network. It is unlikely that safe access could be achieved from this site.	Norfolk County Council Highway Officer has commented on the proposal and advised discussion with the Highways Agency to assess whether access on to the A47 could be achieved. Therefore at present the site is considered unsuitable.	0
G33.1	-	+	+	+		+	+	+	-/+	+	+	+	+	+	-/+	+	+	+	-/+	Site 546 is a large greenfield site in agricultural use (grade 3 & 4) outside built environment boundaries. It is completely within the Marham safeguarding area. It has frontage on the A47 and Gayton Road. There are some small electricity poles across the site and a good hedgerow hence there appears to be suitable habitat for biodiversity. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network.	The site is a smaller part (the northern part) of site 546. The highway authority made no objections to the site. The site is in a built up area with established residential development to the east, west and north. Development would represent infill linear development along Gayton road which would be in keeping with the form and character of the area with minimal landscape impacts. Appropriate landscaping could be used to mitigate and soften any conflicts of development with the wider landscape. The site is a mineral safeguarded area containing carstone silica sand and sand & gravel. Norfolk County Council advises that this would not prevent small scale development below 1 hectare in size coming forward but developers are encouraged to explore the opportunity to extract the minerals on the development site, for use in the construction process.	1
546	-	+	+	-/+		+	+	+	-/+	-/+	+	+	+	+	-/+	+	+	+	-/+	Site 546 is a large greenfield site in agricultural use (grade 3 & 4) outside built environment boundaries. It is completely within the Marham safeguarding area. It has frontage on the A47 and Gayton Road. There are some small electricity poles across the site and a good hedgerow hence there appears to be suitable habitat for biodiversity. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network.	Site requires comparative assessment in the Site Specific Allocations and Policies. Development of the entire site would not be appropriate in a rural village but a small section of the site which fronts Gayton Rd may be suitable. An ecology report would be required prior to development. Following a site visit to assess the site Officers feel further discussion with the Highways Authority would be required if allocated.	1
707	-	+	+	-		+	+	+	+	+	+	+	+	+	+	+	+	-	+	Site 707 is a paddock to the rear of a mixed residential and retail use (wedding dress sales) outside built environment boundaries. A pond has been dug on the site and the site has been subject to an enforcement notice. The site is completely within the Marham airfield safeguarding area. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network. It is unlikely that safe access could be achieved from this site.	Enforcement issues has been resolved. Norfolk County Council Highway Officer has commented on the proposal and advised discussion with the Highways Agency to assess whether access on to the A47 could be achieved. Therefore the site at present is considered unsuitable.	0
1247	[Hatched area]																				0	
75	+	+	-/+	-/+		+	+	+	+	-	+	-	+	+	-/+	+	+	+	-	Site 75 is a greenfield site outside built environment boundaries without road frontage, set behind row of dwellings, development would have a detrimental impact upon the form and character of the location. It is completely within a possible waste disposal site and is grade 1 agricultural land. The Highway Authority would object if this site were included in the plan following a desk based exercise they considered the site remote from the settlement. Development could impact negatively on the setting of Oxburgh Hall.	Any development would need to be sensitive to the form and character of the settlement. Following a site visit to assess the site Officers feel further discussion with the Highways Authority would be required if allocated. The Highway Authority would object if this site were to be allocated as they consider it to be too remote.	0
76	+	+	-/+	-/+		+	+	+	-/+	-/+	+	-/+	+	+	-/+	+	+	+	-	Site 76 is a large greenfield site outside built environment boundaries partially within a possible waste disposal site and is grade 1 agricultural land. Access along Meadowgate Lane would be difficult for large scale development if allocating an alternative access should be considered (via Elmfield Drive). There appears to be suitable habitat for biodiversity. The Highway Authority would object if this site were included in the plan following a desk based exercise they considered the site remote from the settlement. Development could impact negatively on the setting of Oxburgh Hall.	If sensitively designed to consider impact upon the hedgerow & trees. Any development would need to be sensitive to the form and character of the settlement. Following a site visit to assess the site Officers feel further discussion with the Highways Authority would be required if allocated. The Highway Authority would object if this site were to be allocated as they consider it to be too remote. An ecology report would be required prior to development.	0
77	+	+	-/+	-/+		+	+	+	-/+	+	+	+	+	-/+	+	+	+	+	-	Site 77 is a greenfield frontage location and grade 1 agricultural land with mature hedgerow. The access road is very minor and does not appear to be suitable for large scale development. The Highway Authority would object if this site were included in the plan following a desk based exercise they considered the site remote from the settlement. There appears to be suitable habitat for biodiversity. Development could impact negatively on the setting of Oxburgh Hall.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. Would require a sensitively designed scheme to consider impact upon the hedgerow & trees. Any development would need to be sensitive to the form and character of the settlement. Following a site visit to assess the site Officers feel further discussion with the Highways Authority would be required if allocated. The Highway Authority would object if this site were to be allocated as they consider it to be too remote. An ecology report may be required prior to development.	0
87	+	+	+	+		+	+	+	+	+	+	+	+	+	+	+	+	-/+	+	Site 87 is a brownfield former industrial site, with good access to services outside built environment boundaries.	Specific Allocations and Policies DPD. Employment use appears to have ceased, the Council is seeking to retain employment land unless the loss satisfies the parameters set out in CS policy CS10. Subject to a safe access, visibility being achieved the Highway	1
127	+	+	+	-		+	+	+	+	-/+	+	-	+	-/+	-	+	+	-/+	-	Site 127 is a mixed horticultural/farm shop and grade 1 agricultural use outside built environment boundaries. The site is completely within a possible waste disposal site area. The site is accessed via an A class road.	Additional information provided as part of the Site Specific Allocations & Policies DPD "issues & options" consultation. However the information does not overcome the objection, the Highway Authority would object if this site were included in the plan due to it being too remote from the existing services.	0

Site Ref	Achievability													Deliverable/Developable			Total
	Proposed use (owner/agent)	Summary of constraints	Can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	Site capacity	Settlement cap	0-5 years	6-10 years	11-15 years	Notes		
66	Residential, 2 dwellings	Site proposed for consideration by landowner through an Agent therefore considered available.	Site could not accommodate a minimum of 5 dwellings	0													0
G33.1	none stated	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L						10			Site allocated in SAD for 10 dwellings		10
546	none stated	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	9.93	7.44	24.00	178.56	8				Part Allocated as G33.1 in SAD, figure counted as G33.1. The remainder of the site could provide a further 8 dwellings after the current plan period, 2026	8	8
707	Residential	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	M	1.40	0.30	22.00		8				More information required regarding access.		0
1247	residential			0											not suitable as the site is a garden to an existing residential dwelling		0
75	none stated	Site proposed for consideration by landowner through an Agent therefore considered available.		0													0
76	none stated	Site proposed for consideration by landowner through an Agent therefore considered available.		0													0
77	none stated	Site proposed for consideration by landowner through an Agent therefore considered available.		0													0
87	Residential	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	M	0.80	0.60				15			Site within the SAD development boundary so could come forward as a housing site		15
127	none stated	Site proposed for consideration by two separate agents both on behalf of the landowner therefore considered available.		0													0

	0-5 years	6-10 years	11-15 years	Total
Emneth	36	36	179	251

Site Ref	Suitability Stage 1																	Suitability Stage 2						
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	Unacceptable flood risk	NNR	Ramsar	SAC	SPA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome	Accept/reject	Scale of development	Brownfield/Greenfield
173	Emneth	Emneth	SAKLO TMT	Agricultural	Land at Meadowgate Lane	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	N/A	1	+	-
237	Emneth	Emneth	SAKLO TMT	not stated	Land adjacent Rose Bank, The Wrore,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	N/A	1	+	-
310	Emneth	Emneth	SAKLO TMT	Disused Orchard	Land at East Meadowgate Field, Meadowgate Lane,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Not within 25m of a settlement in the Borough but within close distance to Wisbech.	Yes site close to services as on border with Fenland.	1	+	+
375	Emneth	Emneth	SAKLO TMT	Agricultural	Plot of land situated Elmside	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	N/A	1	+	-
378	Emneth	Emneth	SAKLO TMT	Agricultural	Land at Church Road,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Site almost wholly within 25m boundary.	N/A	1	+	-
381	Emneth	Emneth	SAKLO TMT	none stated	Land between 379 and 385 Wisbech Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Part of site within 25m of settlement.	N/A	1	+	-
388	Emneth	Emneth	SAKLO TMT	Tramway's Fruit & Veg Stall (Retail)	Land at Tramway Site,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	N/A	1	+	-
389	Emneth	Emneth	SAKLO TMT	none stated	Land west of Lady's Drive,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	N/A	1	+	-
392	Emneth	Elm	SAKLO TMT	Agricultural	Land south of Elm High Road/ Outwell Road,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	N/A	1	+	-
401	Emneth	Emneth	SAKLO TMT	Agriculture and glasshouse horticulture	Land North of Church Road,	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	Portion of site within 25m settlement boundary. Portion of site within fluvial flood zone 2.	Part of site within the settlement in not at risk of flooding. Therefore part of the site may be suitable for housing.	1	+	-
402	Emneth	Emneth	SAKLO TMT	Open area between two rows of houses.	Land east of Lady's Drive,	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Site constrained due to proximity to settlement.	Site is too far from the defined settlement to be sustainable location for development. Constraint could only be overcome if the site is brought forward with site 1183.	0		
G34.1	Emneth	Emneth	SAKLO TMT		Land south of The Wrore,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m settlement boundary.	N/A	1	+	-
421	Emneth	Emneth	SAKLO TMT	Poplar Nursery/ Non residential institution	Land south of The Wrore,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m settlement boundary.	N/A	1	+	-

Site Ref	Safeguarded areas	Height/Slope	Historic environment	Impact on highways	Impact on services	Major utilities	Environmental Designations	TPO	Biodiversity	Landscapes	HSE	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
173	+	+	-/+	-/+		+	+	-/+	-/+	+	+	+	+	+	-/+	+	+	+	-	Site 173 is a greenfield site frontage, grade 1 agricultural land outside built environment boundaries, with a mature hedgerow with a number of TPOs present and with no apparent gaps on the frontage. The Highway Authority would object if this site were included in the plan following a desk based exercise they considered the site remote from the settlement. Development could impact negatively on the setting of Oxburgh Hall.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. It would not be appropriate to create an access through the hedgerow and trees. Any development would need to be sensitive to the form and character of the settlement. Following a site visit to assess the site Officers feel further discussion with the Highways Authority would be required if allocated. This allocation is remote from the settlement. The Highway Authority would object if this site was to be allocated.	0
237	+	+	+	-		+	+	+	+	-/+	+	+	+	+	-	+	+	+	-	Site 237 is a greenfield location and grade 1 agricultural land outside built environment boundaries. The site is in open countryside on the edge of settlement any development would affect the openness of the area, there's a lack of pavement to services.	Additional information provided as part of the Site Specific Allocations & Policies DPD 'issues & options' consultation. However the site is not well related to the settlement and any development would impact upon the openness. The Highway Authority would object if this site were included in the plan following a desk based exercise they considered the site remote from the settlement.	0
310	+	+	+	+		+	+	+	-/+	+	+	+	+	+	+	+	+	+	-/+	Site 310 is outside built environment boundaries and adjacent to site 1031 it would only be suitable for development if it formed part of a larger scheme. There appears to be suitable habitat for biodiversity. The Highway Authority would object if this site were included in the plan following a desk based exercise they considered the site remote from the settlement.	This site is not well related to any settlements in the Borough, it is well related to Wisbech. Prior to allocation consultation with Fenland DC would be required to establish how any development would impact upon their agenda and the infrastructure of the town. Following a site visit to assess the site Officers feel further discussion with the Highways Authority would be required if allocated. The local highway authority consider the location to be remote in relation to settlement and would object to its allocation. The shape of the site means that development on this site alone would be inappropriate in the form and character of the locality. An ecology report may be required prior to development.	0
375	+	+	+	-/+		+	+	+	-/+	-/+	+	+	+	+	-/+	+	+	+	-	Site 375 is a small greenfield site and grade 1 agricultural land outside built environment boundaries. The site is situated on Elmside which is a small lane which appears unsuitable for significant growth the site is not well related to the settlement. There are visible signs of wildlife.	Development at this location would be seen out-of-context with the existing settlement. Subject to a safe access, visibility being achieved the Highway Authority would not object if this site were included in the plan. Prior to development an ecology survey may be required. The site is not able to accommodate minimum of 5 dwellings.	0
378	+	+	+			+	+	+	-/+	+	+	+	+	+	-	+	+	+	-	Site 378 is a greenfield frontage location and grade 1 agricultural land outside built environment boundaries. There appears to be suitable habitat for biodiversity.	Additional information provided as part of the Site Specific Allocations & Policies DPD 'issues & options' consultation. However the Highway Authority would object if this site were included in the plan following a desk based exercise they considered the site remote from the settlement.	0
381	+	+	+	-/+		-	+	+	-/+	+	+	-/+	+	+	+	+	+	+	-	Site 381 is a large greenfield location outside built environment boundaries, partially within a possible waste disposal area and grade 1 agricultural land. The site is well related to Wisbech but not Emneth and could form an urban extension to Wisbech. There are visible signs of wildlife. The access arrangements appear to be inadequate for large scale development. There is an overhead power line/pylons present on the site. The Highway Authority would object if this site were included in the plan following a desk based exercise they considered the site remote from the settlement.	The site is currently in use for agriculture. It is located adjoining existing residential development and to the west established commercial uses, and south is the A47. The impact of development on this site would be less than favourable, there would be no buffer between the town and A47. There are also concerns that there would be access issues because traffic would need to access the site from Elm High Road. Given the heavy traffic on this route and the fact it is an Air Quality Management Area, the agent has not provided any evidence that the level of growth would be acceptable in this location.	0
388	+	+	+	-		+	+	+	+	-/+	+	-	+	-/+	-/+	+	+	-/+	-	Site 388 is a mixed horticultural/farm shop and grade 1 agricultural use outside built environment boundaries. The site is completely within a possible waste disposal area. The site is accessed via an A class road.	Additional information provided as part of the Site Specific Allocations & Policies DPD 'issues & options' consultation. However the information does not overcome the objection, the Highway Authority would object if this site were included in the plan due to it being to remote from the existing services.	0
389	+	+	+	+		+	+	+	+	-/+	+	+	+	+	-/+	+	+	+	-	Site 389 is a greenfield location and grade 1 agricultural land outside built environment boundaries. The site is in open countryside on the edge of settlement any development would affect the openness of the area, there's a lack of pavement to services.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The site is not well related to the settlement and any development would impact upon the openness. Subject to a safe access, visibility being achieved the Highway Authority would not object if this site were included in the plan.	1
392	+	+	+	-		+	+	+	-/+	-/+	+	-/+	+	+	+	+	+	+	-	Site 392 is a greenfield location outside built environment boundaries, partially within a possible waste disposal area and grade 1 agricultural land, in a prominent position in the settlement any development would impact upon form and character. There may be difficulties with access. The Highway Authority would object if this site were included in the plan following a desk based exercise they considered the site remote from the settlement. There appears to be suitable habitat for biodiversity. The Internal Drainage Board state that there are potential drainage issues in the north western area of the site.	The site is not suitable on highways ground the constraint can not be overcome.	0
401	+	+	-/+	+		+	+	+	+	+	+	+	+	+	+	+	+	+	-	Site 401 is a greenfield location outside built environment boundaries and grade 1 agricultural land, with areas of the site which are not constrained by flood risk. The areas of the site which are not constrained by flooding could be developed as two separate sites the first accessed from Hagbech Hall Close and the second in fill of the frontage on Church Road. Includes a Grade II listed dovecote, which would need to be retained and not harmed.	Any development would need to be designed around the flood zone and be sensitive to the form and character of the settlement. Subject to a safe access, visibility being achieved the Highway Authority would not object if this site were included in the plan.	1
402																						0
G34.1	+	+	+	+		+	+	+	-/+	+	+	+	+	+	-/+	+	+	+	-	Site G34.1 is a combination of site 1185 (as access) and part of site 421.	The local highways authority consider this site acceptable for allocation	1
421	+	+	+	+		+	+	+	-/+	+	+	+	+	+	-/+	+	+	+	-	Site 421 is a greenfield frontage site and grade 1 agricultural land outside built environment boundaries. The site is situated on Elmside which is a small lane which appears unsuitable for significant growth the site is well related to the settlement. There are visible signs of wildlife.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The site is well related to the settlement. Reluctant to allocate on grade 1 land. Subject to a safe access, visibility being achieved the Highway Authority would not object if this site were included in the plan. Consult with DEFRA if allocating regarding Agricultural Land Classification. Prior to development an ecology survey may be required.	1

Site Ref				Achievability		Deliverable/Developable										Notes	Total	
	Proposed use (owner/agent)	Summary of constraints	Can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	Site capacity	Settlement cap	0-5 years	6-10 years	11-15 years				
173	Residential (4-8 dwellings or a cul-de-sac development)	Site proposed for consideration by landowner through an Agent therefore considered available.		0													0	
237	none stated	Site proposed for consideration by landowner through an Agent therefore considered available.		0													0	
310	Residential	Site proposed for consideration by landowner therefore considered available.		0													0	
375	Residential	Site proposed for consideration by landowner therefore considered available.		0													0	
378	Residential	Site proposed for consideration on two separate occasions - the landowner and an agent therefore considered available.		0													0	
381	none stated	Site proposed for consideration by landowner through an Agent therefore considered available.		0													0	
388	none stated (possible class as brownfield for redevelopment and traffic reduction)	Site proposed for consideration by two separate agents both on behalf of the landowner therefore considered available.		0													0	
389	Residential	Site proposed for consideration by landowner through an Agent therefore considered available.		1												Figure already counted see site 556	0	
392	Residential	Site proposed for consideration by landowner through an Agent therefore considered available.		0													0	
401	Residential	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	3.80	1.50	24.00							20	20	Could come forward as a potential housing site after the current plan period, 2026.
402	Residential	Site proposed for consideration by the landowner therefore considered available.		1													0	
G34.1	Residential	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L						21	15			Allocated in SAD for 36 dwellings	36	
421	Residential	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L										Part allocated in SAD for 36 dwellings as site G34.1	0	

Site Ref	Suitability Stage 1																	Suitability Stage 2						
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	Unacceptable flood risk	NNR	Ramsar	SAC	SPA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome	Accept/reject	Scale of development	Brownfield/Greenfield
422	Emneth	Emneth	SAKLO TMT	none stated	Land at No.2 Church Road.	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Whole site within 25m settlement boundary.	N/A	1	+	-
423	Emneth	Emneth	SAKLO TMT	Poplar Nursery' Non residential institution	Land at Poplar Nursery, Church Road.	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m settlement boundary.	N/A	1	+	-
436	Emneth	Emneth	SAKLO TMT	Agricultural	Elm High Road.	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	+	-
556	Emneth	Emneth	SAKLO TMT	Agricultural	Land off Lady's Drove.	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m settlement boundary.	N/A	1	+	-
606	Emneth	Emneth	SAKLO TMT	Vacant	Land Adjacent to 74 Lady's Drove	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Site constrained due to proximity to settlement.	Site is too far from the defined settlement to be sustainable location for development. Constraint could only be overcome if the site was brought forward with site 1183.	0		
615	Emneth	Emneth	SAKLO TMT	Infill Land between houses	Land at Elmside	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Site wholly within 25m boundary.	N/A	1	+	-
617	Emneth	Emneth	SAKLO TMT	Agricultural / Industrial	Land at Hungate Road.	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	Portion of site within 25m settlement boundary. Portion of site within fluvial flood zone 2.	Part of site within the settlement in not at risk of flooding. Therefore part of the site may be suitable for housing.	1	+	+
620	Emneth	Emneth	SAKLO TMT	Agricultural / Industrial	Land off Church Road.	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m settlement boundary.	N/A	1	+	-
627	Emneth	Wabech	SAKLO TMT	Agricultural	Land at Elm High Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	+	-
629	Emneth	Emneth	SAKLO TMT	Residential/ Commercial	Land adjacent to 54 Elmside	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Whole site within 25m settlement boundary.	N/A	1	+	-
632	Emneth	Emneth	SAKLO TMT	Agriculture	Land west of Elmside.	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m boundary.	N/A	1	+	-
641	Emneth	Emneth	SAKLO TMT	Residential / Agricultural	Land at Ladys Drove	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Whole site within 25m settlement boundary.	N/A	1	+	-
649	Emneth	Emneth	SAKLO TMT	Vacant Field	Land off Church Road.	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m boundary.	N/A	1	+	-
658	Emneth	Emneth	SAKLO TMT	Unauthorised Rubbish Tip	Land at Lady's Drove.	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Site constrained due to proximity to settlement.	Site is too far from the defined settlement to be sustainable location for development. Constraint cannot be overcome.	0		

Site Ref	Safeguarded areas	Height/Shape	Historic environment	Impact on highways	Impact on services	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution / contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
422	+	+	-/+	+		+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site 422 is in residential use adjacent to a grade 2 listed building.	No major constraints. Subject to a safe access, visibility being achieved the Highway Authority would not object if this site were included in the plan. The impact upon 'heritage' will depend upon the scheme design and implementation, as a Grade II listed building is within close proximity. T	1
423	+	+	+	+		+	+	+	+	+	+	+	+	+	+	+	+	+	-	Site 423 is in agricultural use and grade 1 agricultural land outside built environment boundaries.	Would only be suitable if accessed from Hogback Hall Close. Could potentially be part of larger scheme including site 401. Any development would need to be sensitive to the form and character of the settlement. Subject to a safe access, visibility being achieved the Highway Authority would not object if this site were included in the plan, however there is a negative impact with regard to CS10, this is because the site forms part of Poplar Nursery and therefore an employment site.	0
436	+	+	+	-/+		+	+	+	-/+	+	+	-/+	+	+	+	+	+	+	-	Site 436 is a large greenfield location outside built environment boundaries, partially within a possible waste disposal area and grade 1 agricultural land. The site is well related to Wisbech but not Emneth and could form an urban extension to Wisbech. There are visible signs of wildlife. The access arrangements appear to be inadequate for large scale development. There is an overhead power line/pylons present on the site. The Highway Authority would object if this site were included in the plan following a desk based exercise they considered the site remote from the settlement.	The site is currently in use for agriculture. It is located adjoining existing residential development and to the west established commercial uses, and south is the A47. The impact of development on this site would be less than favourable, there would be no buffer between the town and A47. There are also concerns that there would be access issues because traffic would need to access the site from Elm High Road. Given the heavy traffic on this route and the fact it is an Air Quality Management Area, the agent has not provided any evidence that the level of growth would be acceptable in this location.	0
556	+	+	+	+		+	+	+	-/+	+	+	+	+	-/+	+	+	+	+	-	Site 556 is a greenfield location and grade 1 agricultural land outside built environment boundaries. The site is in open countryside on the edge of settlement any development would affect the openness of the area, there's a lack of pavement to services.	Subject to a safe access, visibility being achieved the Highway Authority would not object if this site were included in the plan. The impact upon 'heritage' will depend upon the scheme design and implementation, as a Grade II listed building is within close proximity	1
606																						0
615	+	-	+	-		+	+	+	-/+	-/+	+	+	+	+	-	+	+	+	-	Site 615 is a greenfield location and grade 1 agricultural land. The site is shaped as a thin strip of land between Hollycroft Road and Elmside this shape could only result a thin strip of development which would have rear elevations to one of the roads as is present on land to the north and south of the site. There are signs of wildlife present. The site is not well related to the services in the settlement.	Additional information provided as part of the Site Specific Allocations & Policies DPD "issues & options" consultation. However development would have a negative impact on the townscape if developed as a strip. Any development would need to be sensitive to the form and character of the settlement. The Highway Authority would object if this site were included in the plan following a desk based exercise they considered the site remote from the settlement.	0
617	+	+	+	+		+	+	+	+	+	+	+	+	+	+	+	+	-	-	Site 617 is a mixed brownfield (industrial) and greenfield location outside built environment boundaries. The greenfield area is grade 1 agricultural land. The site is well located in relation to services and would have a limited on the landscape and built environment.	development of this site would result in the loss of an existing employment use or at least a re-location which the Council would prefer to see retained. The landowner has suggested that the business could be relocated within the site to accommodate housing. However the employment use would not complement a neighbouring residential use and would impact negatively upon the amenity of any new housing	0
620	+	+	+	+		+	+	+	-/+	+	+	+	+	+	-	+	+	+	-	Site 620 is in agricultural use and grade 1 agricultural land. There are some signs of wildlife with mature trees and hedges on the boundary. The site is not well related to the services in the settlement.	Additional information provided as part of the Site Specific Allocations & Policies DPD "issues & options" consultation. However the Highway Authority would object if this site were included in the plan following a desk based exercise they considered the site remote from the settlement.	0
627	+	+	+	-/+		+	+	+	-/+	+	+	-/+	+	+	+	+	+	+	-	Site 627 is a large greenfield location, partially within a possible waste disposal area and grade 1 agricultural land outside built environment boundaries. The site is well related to Wisbech but not Emneth and could form an urban extension to Wisbech. There are visible signs of wildlife. The access arrangements appear to be inadequate for large scale development. There is an overhead power line/pylons present on the site. The Highway Authority would object if this site were included in the plan following a desk based exercise they considered the site remote from the settlement.	The site is currently in use for agriculture. It is located adjoining existing residential development and to the west established commercial uses, and south is the A47. The impact of development on this site would be less than favourable, there would be no buffer between the town and A47. There are also concerns that there would be access issues because traffic would need to access the site from Elm High Road. Given the heavy traffic on this route and the fact it is an Air Quality Management Area, the agent has not provided any evidence that the level of growth would be acceptable in this location.	1
629	+	+	+	+		+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	Site 629 is a small greenfield site and grade 1 agricultural land outside built environment boundaries. The site is situated on Elmside which is a small lane which appears unsuitable for significant growth the site is not well related to the settlement. There are visible signs of wildlife	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The site is not well related to the settlement. Reluctant to allocate on grade 1 land. Subject to a safe access, visibility being achieved the Highway Authority would not object if this site were included in the plan. Consult with DEFRA if allocating regarding Agricultural Land Classification. Prior to development an ecology survey may be required.	1
632	+	+	+	+		+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	Site 632 is a small greenfield site and grade 1 agricultural land outside built environment boundaries. The site is situated on Elmside which is a small lane which appears unsuitable for significant growth the site is not well related to the settlement. There are visible signs of wildlife	The site is not well related to the settlement and development would be seen out of context. Subject to a safe access, visibility being achieved the Highway Authority would not object if this site were included in the plan. Prior to development an ecology survey may be required.	0
641	+	+	-/+	+		+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site 641 is in residential use adjacent to a grade 2 listed building.	No major constraints. Subject to a safe access, visibility being achieved the Highway Authority would not object if this site were included in the plan.	1
649	+	+	-	+		+	+	+	-/+	-/+	+	+	+	+	+	+	+	+	-	Site 649 is in mixed residential and agricultural use and grade 1 agricultural land outside built environment boundaries. The majority of the site is very visible from the church/grave yard & English Heritage has raised concerns about the site and potential impact upon the grade 1 church and graveyard. Achieving safe access may be an issue. There appears to be suitable habitat for biodiversity.	May be suitable if sensitively designed to consider impact upon tranquil nature of the church (grade I listed)/grave yard. Any development would need to be sensitive to the form and character of the settlement. Subject to a safe access, visibility being achieved the Highway Authority would not object if this site were included in the plan. Consult with DEFRA if allocating regarding Agricultural Land Classification. Prior to development an ecology survey may be required.	1
658																						0

Site Ref	Achievability												Deliverable/Developable					Notes	Total
	Proposed use (owner/agent)	Summary of constraints	Can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	Site capacity	Settlement cap	0-5 years	6-10 years	11-15 years					
422	none stated	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	1.10	1.00	24.00	24.00	36				14	Could come forward as a potential housing site after the current plan period, 2026.	14		
423	Residential	Site proposed for consideration by landowner through an Agent therefore considered available.		0													0		
436	Housing, up to 500 dwellings / Local employment Centre (B1) / Retail local shops / Community, pre school and care home	Site proposed for consideration by landowner through an Agent therefore considered available.		0													0		
556	Housing, Approx. 80 conventional/affordable	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	4.70	1.50	24.00	36.00	36				20	Could come forward as a potential housing site after the current plan period, 2026.	20		
606	Residential, 1 bungalow	Site proposed for consideration by landowner therefore considered available.		0													0		
615	none stated	Site proposed for consideration by landowner therefore considered available.		0													0		
617	Residential, community buildings, affordable housing, bungalows and 1 workshop conversion.	Site proposed for consideration by landowner therefore considered available.		0													0		
620	Commercial Development	Site proposed for consideration by landowner therefore considered available.		0													0		
627	none stated	Site proposed for consideration by landowner through an Agent therefore considered available.		0													0		
629	Residential, 1 dwelling	Site proposed for consideration by landowner therefore considered available.	Site not able to accommodate a minimum of 5 dwellings	0													0		
632	none stated	Site proposed for consideration by landowner therefore considered available.		0													0		
641	none stated	Site proposed for consideration by landowner therefore considered available.		1	M	L	1.10	1.00	24.00							Figure already counted see site 422	0		
649	6 additional dwelling houses, (larger homes)	Site proposed for consideration by landowner therefore considered available.		1	M	L	1.70	1.50	24.00	36.00	36				20	Could come forward as a potential housing site after the current plan period, 2026.	20		
658	Residential			0													0		

Site Ref	Suitability Stage 1																	Suitability Stage 2						
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	Unacceptable flood risk	NNR	Ramsar	SAC	SPA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome	Accept/reject	Scale of development	Brownfield/Greenfield
945	Emneth	Emneth	SAKLO TMT	Arable	Land at West Meadowgate, situated to the West of the Lodge, Meadowgate Lane, Elm	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	N/A	1	+	-
964	Emneth	Emneth	SAKLO TMT	Arable	Land at West Meadowgate, situated to the West of the Lodge, Meadowgate Lane, Elm	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	N/A	1	+	-
991	Emneth	Emneth	SAKLO TMT	Agricultural	Land west of Thatchwood Avenue,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Whole site within 25m settlement boundary.	N/A	1	+	-
1031	Emneth		SAKLO TMT	Educational Facility	Land at College of West Anglia Meadowgate Lane	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	Not within 25m of a settlement in the Borough but within close distance to Wisbech. Small area constrained by flood zone 2 fluvial.	Yes site close to services as on border with Fenland and within the relatively small area of the site with flood constraint residential development could be avoided.	1	+	+
1092	Emneth		SAKLO TMT	Detached bungalow	Land at Longridge, 37 Elm High Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	+	-
1182	Emneth	Emneth	SAKLM T	Agricultural	The Wroe, Emneth	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. All of site is within settlement.	N/A	1	+	-
1183	Emneth	Emneth	SAKLM T	Agricultural	Land at Lady's Drove,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement boundary.	N/A	1	+	+
1184	Emneth	Emneth	SAKLM T	Agricultural	Land at the east of Orchard Gardens Emneth	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement boundary.	N/A	1	+	+
1185	Emneth	Emneth	SAKLM T	Residential	Elmside, Emneth	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Site is partly within settlement and fully within 25m of settlement boundary.	N/A	1	+	+
EMN 03	Emneth	Emneth	SAKLO TMT		Elm High Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Whole site within 25m settlement boundary.	N/A	1	+	+
1255	Emneth	Emneth	SAKLO TMT	not stated	Land east of Gaultree Square	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	Portion of the site lies within fluvial flood zone 2.	Part of site within the settlement in not at risk of flooding. Therefore part of the site may be suitable for housing.	1	+	+/-
1274	Emneth	Emneth	SAKLO TMT	not stated	Land west of Elmside,	site not capable of accommodating 5 dwellings														no	0			
1289	Emneth	Emneth	SAKLO TMT	agriculture	Land north of Outwell Road, Emneth	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Site constrained due to proximity to settlement.	Site is too far from the defined settlement to be sustainable location for development, this cannot be overcome	0		
102	Feltwell	Feltwell	KRSC	Residential	Land to the rear of 64/66 Paynes Lane	+	+	+	+	+	+	+	+	+	+	+	-	+	+	Site located within stone curlew buffer zone and not completely masked by development therefore with the information provided the likelihood of significant harm on the SPA can not be determined. Constraint cannot be overcome at present.		0		
G35.3	Feltwell	Feltwell	KRSC	Agricultural	Land at 40 Lodge Road,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	The site is a brownfield site located within stone curlew buffer but existing development completely masks the site from the protection area.	N/A	1	+	+
263	Feltwell	Feltwell	KRSC	Agricultural	Land at 40 Lodge Road,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	The site is a brownfield site located within stone curlew buffer but existing development completely masks the site from the protection area.	N/A	1	+	+

Site Ref	Safeguarded areas	Height/Slope	Historic environment	Impact on highways	Impact on services	Major utilities	Environmental Designations	TPO	Biodiversity	Landscapes/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
945	+	+	+	-/+		+	+	+	-/+	-/+	+	-/+	+	+	+	+	+	+	-	Site 945 is a large greenfield site partially within a possible waste disposal site and is grade 1 agricultural land outside built environment boundaries. Access along Meadowgate Lane would be difficult for large scale development if allocating an alternative access should be considered (via Elmfield Drive). There appears to be suitable habitat for biodiversity. The Highway Authority would object if this site were included in the plan following a desk based exercise they considered the site remote from the settlement.	If sensitively designed to consider impact upon the hedgerow & trees. Any development would need to be sensitive to the form and character of the settlement. Following a site visit to assess the site Officers feel further discussion with the Highways Authority would be required if allocated. The Highway Authority would object if this site were to be allocated as they consider it to be too remote. An ecology report would be required prior to development.	1
964	+	+	+	-/+		+	+	+	-/+	+	+	+	+	+	+	+	+	+	-	Site 964 is a greenfield frontage location outside built environment boundaries and grade 1 agricultural land with mature hedgerow and suitable habitat for biodiversity. The access road is very minor and does not appear to be suitable for large scale development. The Highway Authority would object if this site were included in the plan following a desk based exercise they considered the site remote from the settlement.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. Would require a sensitively designed scheme to consider impact upon the hedgerow & trees. Any development would need to be sensitive to the form and character of the settlement. Following a site visit to assess the site Officers feel further discussion with the Highways Authority would be required if allocated. The Highway Authority would object if this site were to be allocated as they consider it to be too remote. An ecology report may be required prior to development.	1
991	+	+	+	-		+	+	+	-/+	+	+	+	+	+	-	+	+	+	-	Site 991 is in agricultural use and grade 1 agricultural land outside built environment boundaries. There are some signs of wildlife with mature trees and hedges on the boundary. The site is not well related to the services in the settlement.	Additional information provided as part of the Site Specific Allocations & Policies DPD "issues & options" consultation. However the Highway Authority would object if this site were included in the plan following a desk based exercise they considered the site remote from the settlement.	0
1031	+	+	+	-/+		+	+	+	-/+	+	+	+	+	-	+	+	+	+	-	Site 1031 is part of the College site on grade 1 agricultural land outside built environment boundaries. The site is well related to Wisbech but not Emneth and could form an urban extension to Wisbech. There are visible signs of wildlife and poor access for large scale development along Meadowgate Lane, could be scope for access from Green Lane.	This site is not well related to any settlements in the Borough, it is well related to Wisbech. Prior to allocation consultation with Fenland DC would be required to establish how any development would impact upon their agenda and the infrastructure of the town. Prior to development an ecology survey may be required.	1
1092	+	+	+	+		+	+	+	+	+	-	+	+	+	+	+	+	+	+	Site 1092 is a greenfield garden location, completely within a possible waste disposal area the site is well related to Wisbech but not Emneth and could form an urban extension to Wisbech if brought forward as access for sites 627, 436 & 381.	This site is not well related to any settlements in the Borough, it is well related to Wisbech. Prior to allocation consultation with Fenland DC would be required to establish how any development would impact upon their agenda and the infrastructure of the town. This allocation is remote from the settlement. The Highway Authority would object if this site were included	0
1182	+	+	+			+	+	+	+	-/+	+	+	+	+	+	+	+	+	-	Site 1182 is a greenfield, grade 1 agricultural site within the proposed development boundary for Emneth. The shape of the site does not lend itself to more than one unit. The access appears to be sub-standard.	The site should be considered as a potential windfall site as not appropriate for allocation due to size and being within the development boundary.	1
1183	+	-	+	-		+	+	+	+	-/+	+	+	+	+	-/+	+	+	+	-	Site 1183 is greenfield, grade 1 agricultural land. The site does not have any apparent road frontage so is not suitable.	If the site was to come forward with sites 402 & 658 access could be achieved	0
1184	+	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	-	Site 1184 is greenfield, grade 1 agricultural land. Access is proposed via Orchard Gardens which is not suitable for large scale development on highways grounds concerns.	Site not suitable on highways grounds	0
1185	+	-/+	+			+	+	+	+	+	+	+	+	+	+	+	+	+	-	Site 1185 is a residential site the site adjacent to a new housing development site. The site is in separate ownership from site 421 but has been suggested as an access route for site 421 to improve safe access.	The site in isolation would be too small for allocation but would be suitable if brought forward with site 421 as suggested by the landowner.	1
EMN 03	+	+	+	+		+	+	+	+	+	-	+	+	+	+	+	+	-	+	Site EMN 03 is a brownfield employment site completely within a possible waste disposal area.	The Council is seeking to retain employment land unless the loss satisfies the parameters set out in CS policy CS10.	1
1255	+	+	+	-/+		+	+	+	+	+	+	+	+	+	+	+	+	+	-	The site is classified as Grade 1 agricultural, with good access to services, local highways authority would object development of this scale as the local highway network is a limiting factor, but would not object to a small scale development	Further consultation with the local highways agency	1
1274																						0
1289																						0
102																						0
G35.3	-	+	+	-/+		+	+	+	+	+	+	+	+	+	+	+	+	+	-/+	a greenfield site located outside built environment boundaries and completely within the Lakenheath airfield safeguarding area and the stone curlew buffer but existing development completely masks the site from the protection area. Subject to a safe access the Highway Authority would not object if this site were included in the plan.	Subject to a safe access the Highway Authority would not object if this site were included in the plan.	1
263	-	+	+	-/+		+	+	+	+	+	+	+	+	+	+	+	+	+	-/+	Site 263 was a mixed greenfield & brownfield (car sales and repairs) site located outside built environment boundaries and completely within the Lakenheath airfield safeguarding area and the stone curlew buffer but existing development completely masks the site from the protection area. Subject to a safe access the Highway Authority would not object if this site were included in the plan. The front of the site has already been developed as a housing estate type development	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The Council is seeking to retain employment land unless the loss satisfies the parameters set out in CS policy CS10. No major constraints on greenfield area. Subject to a safe access the Highway Authority would not object if this site were included in the plan.	1

Site Ref	Proposed use (owner/agent)	Summary of constraints	Can constraints be overcome?	Accept/reject	Achievability		Deliverable/Developable							Notes	Total	
					Market assessment	Cost assessment	Gross area	Net area	Density	Site capacity	Settlement cap	0-5 years	6-10 years			11-15 years
945	Housing, approx. 195 dwellings	Site proposed for consideration by landowner through an Agent therefore considered available.		0												0
964	Housing, approx. 195 dwellings	Site proposed for consideration by landowner through an Agent therefore considered available.		0												0
991	none stated	Site proposed for consideration by landowner therefore considered available.		0												0
1031	Housing, approx. 400 dwellings / Leisure / Health facilities	Site proposed for consideration by landowner therefore considered available.		1	M	L	16.90	12.90	36.00	464.00	Wisbech Fringe				105	105
1092	Housing of appropriate density/ Retail in keeping with another site	Site proposed for consideration by landowner through an Agent therefore considered available.		0												0
1182	Residential	Site proposed for consideration by landowner through an Agent therefore considered available.	not able to accommodate a minimum of 5 dwellings	0											Possible windfall, 1 dwelling	0
1183		Site proposed for consideration by landowner therefore considered available.		0												0
1184																0
1185	Access to site 421	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L									Site accepted/allocated as access for site G34-1 as part of the SAD.	0
EMN 03	Housing	Site proposed for consideration by landowner therefore considered available.		1	M	M	0.20	0.20	36.00					7	Site is within the SAD development boundary, so could come forward	7
1255	residential	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	M	0.38	0.38	36.00	13.68				14	Site is within the SAD development boundary, so could potentially come forward for development	14
1274				0												0
1289				0												0
102	none stated															0
G35.3	Residential	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L							10		Allocated in SAD	10
263	Residential	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L									Part allocated in SAD for 15 dwellings as G35.3	0

	0-5 years	6-10 years	11-15 years	Total
Feltwell		25	47	20
				92

Site Ref	Suitability Stage 1																	Suitability Stage 2						
	Parish	Town/Village	GS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	Unacceptable flood risk	NNR	Ramsar	SAC	SPA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome	Accept/reject	Scale of development	Brownfield/Greenfield
315	Feltwell	Feltwell	KRSC	Greenfield	Land adjacent Western Close,	+	-/+	-/+	+	+	+	+	+	+	+	+	-	+	+	A small area of site 315 to the north of the site is located within fluvial flood zones 2 and 3, situated within the Breckland Special Protection Area (SPA - Stone Curlew) buffer zone, but is completely masked from the SPA. Sites within the SPA buffer zone which are completely masked from the SPA by existing development are considered suitable.	Yes	1	+	+
317	Feltwell	Feltwell	KRSC	Agricultural	Land between Manor Park Estate and Portal Close Estate,	+	+	+	+	+	+	+	+	+	+	+	-	+	+	Site located within stone curlew buffer.	The site is located within stone curlew buffer but is completely masked from the Special Protection Area by existing development therefore the constraint can be overcome.	1	+	+
365	Feltwell	Feltwell	KRSC	Agricultural	Land at Southery Road,	-	-/+	+	+	+	+	+	+	+	+	+	-	+	+	Site constrained due to proximity to settlement, within stone curlew buffer and fluvial flood zone 2.	Site is too far from the defined settlement and within stone curlew buffer and not completely masked by existing development from the Special Protection Area. Constraints cannot be overcome.	0		
366	Feltwell	Feltwell	KRSC	Agricultural	Land at Southery Road,	-	-/+	+	+	+	+	+	+	+	+	+	-	+	+	Site constrained due to proximity to settlement, within stone curlew buffer and fluvial flood zone 2.	Site is too far from the defined settlement and within stone curlew buffer and not completely masked by existing development from the Special Protection Area. Constraints cannot be overcome.	0		
367	Feltwell	Feltwell	KRSC	Agricultural	Land at Southery Road,	+	-/+	+	+	+	+	+	+	+	+	+	-	+	+	Site located within stone curlew buffer. A portion of the site is located within fluvial flood zone 2.	The site is located within stone curlew buffer a large proportion of the site is completely masked from the Special Protection Area by existing development therefore the constraint can be overcome.	1	+	-
G35.2	Feltwell	Feltwell	KRSC	Agricultural	Land north of Munson's Lane,	+	+	+	+	+	+	+	+	+	+	+	-	+	+	Site located within stone curlew buffer.	The site is located within stone curlew buffer but is completely masked from the Special Protection Area by existing development therefore the constraint can be overcome.	1	-/+	-
548	Feltwell	Feltwell	KRSC	Agricultural	Land north of Munson's Lane,	+	+	+	+	+	+	+	+	+	+	+	-	+	+	Site located within stone curlew buffer.	The site is located within stone curlew buffer but is completely masked from the Special Protection Area by existing development therefore the constraint can be overcome.	1	-/+	-
G35.1	Feltwell	Feltwell	KRSC	Vacant	Parcel of Land to the rear of Chocolate Cottage 24 Oak Street	+	+	+	+	+	+	+	+	+	+	+	-	+	+	Whole site lies within stone curlew buffer.	Site located within stone curlew buffer but is completely masked by development, therefore the site accords with the requirements of CS12 Environmental Assets. Constraint cannot be overcome.	0	+	-
351	Feltwell	Feltwell	KRSC	Vacant	Parcel of Land to the rear of Chocolate Cottage 24 Oak Street	+	-/+	-/+	+	+	+	+	+	+	+	+	-	+	+	Most of site located within fluvial flood zones 2 and 3. Whole site lies within stone curlew buffer.	Site located within stone curlew buffer but is completely masked by development, therefore the site accords with the requirements of CS12 Environmental Assets. Constraint cannot be overcome.	0	+	-
806	Feltwell	Feltwell	KRSC	Grassland	Land South of 40 Paynes Lane	+	+	+	+	+	+	+	+	+	+	+	-	+	+	Site located within stone curlew buffer.	Site located within stone curlew buffer. Constraint cannot be overcome.	0		
893	Feltwell	Feltwell	KRSC	Farmyard & Garden	Land at Hill Farmyard, Feltwell (P26 4AB)	+	+	+	+	+	+	+	+	+	+	+	-	+	+	Site 893 is agricultural with a number of agricultural buildings. It is located within stone curlew buffer but existing development completely masks the site from the protection area.	Yes	1	+	-
1196	Feltwell	Feltwell	KRSC	Farmyard & Agricultural	Land at Short Beck	+	+	+	+	+	+	+	+	+	+	+	-	+	+	Site 1196 is situated within the Breckland Special Protection Area (SPA - Stone Curlew) buffer zone, but is completely masked from the SPA. Sites within the SPA buffer zone which are completely masked from the SPA by existing development are considered suitable.	Yes	1	+	-
500	Fincham	Fincham	RV	Residential	Land at Lynn Road,	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Additional support for the site and reduction in site size provided by the Landowner in the Site Specific Allocations & Policies DPD. However the site is situated further than 25m from the proposed development boundary.	No	0		

Site Ref	Safeguarded areas	Height/Slope	Historic environment	Impact on highways	Impact on services	Major utilities	Environmental Designations	TPO	Biodiversity	Landscapes/townscape	HSE Hazard	Pollution / contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
315	-	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+/+	+	Site 315 is a greenfield site, grade 3 agricultural, located within the Lakenheath airfield safeguarding area and the stone curlew buffer but existing development completely masks the site from the protection area. This site is well located to the settlement. The access to the site appears to unsuitable for large scale development and highways have raised an objection. The site is situated to the rear of a number of residential properties and between those properties and a graveyard and church, development would have a negative impact upon the townscape. There is a public right of way adjacent to the site.	Not suitable on Highways grounds.	1
317	-	+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+/+	+	Site 315 is a greenfield site, grade 3 agricultural, located within the Lakenheath airfield safeguarding area and the stone curlew buffer but existing development completely masks the site from the protection area. This site is not particularly well located to the settlement and highways access is not clear.	The site is not suitable on highways grounds. The constraint could be overcome if more information is provided.	0
365	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/
366	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/
367	-/+	+	+	-	+	+	+	+	+/+	+/+	+	+	+/+	+	-	+	+	+	-	The site is located within stone curlew buffer but is completely masked from the Special Protection Area by existing development therefore the constraint can be overcome. It is located within an airfield safeguarding zone, edge of settlement location, grade 2 agricultural land. Poor pedestrian access to services not lack of a pavement. The site has been suggested for an employment use.	There is a real issue with access this could be improved with off site works which could make the site suitable. Highways would object if this site were included in the plan.	0
G35.2	-/+	+	+	+	+	+	+	+	+/+	+/+	+	+	+	+	+	+	+	+	-	The site is located within stone curlew buffer but is completely masked from the Special Protection Area by existing development therefore the constraint can be overcome. It is located within an airfield safeguarding zone, edge of settlement location, grade 2 & 3 agricultural land. Good pedestrian access to services.	Yes	1
548	-/+	+	+	+	+	+	+	+	+/+	+/+	+	+	+	+	+	+	+	+	-	The site is located within stone curlew buffer but is completely masked from the Special Protection Area by existing development therefore the constraint can be overcome. It is located within an airfield safeguarding zone, edge of settlement location, grade 2 & 3 agricultural land. Good pedestrian access to services.	Yes	1
G35.1	-/+	+	+	+/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site 351 is a greenfield paddock and scrub site outside the development boundary for the settlement. The site is situated within the Stone Curlew (SPA) buffer area. The site is completely masked from open countryside by build development. The site is within the Lakenheath airfield safeguarding area.	The constraints can be overcome subject to no overriding objection from stakeholders regarding Stone Curlews.	1
351	-/+	+	+	+/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site 351 is a greenfield paddock and scrub site outside the development boundary for the settlement. The site is situated within the Stone Curlew (SPA) buffer area. The site is completely masked from open countryside by build development. The site is within the Lakenheath airfield safeguarding area.	The constraints can be overcome subject to no overriding objection from stakeholders regarding Stone Curlews.	1
806	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/
893	-	+	+	+/+	+	+	+	+	+	+/+	+	+	+/+	+	+	+	+/+	-	-	Site 893 is a greenfield site, grade 3 agricultural, located within the Lakenheath airfield safeguarding area and the stone curlew buffer but existing development completely masks the site from the protection area. This site is well located to the settlement. The access to the site appears to unsuitable for large scale development. Subject to a safe access being made the Highway Authority would not object if this site were included in the plan. The site is situated to the rear of a number of residential properties and between those properties and a graveyard and church, development would have a negative impact upon the townscape. There is a public right of way adjacent to the site.	Any development would need to be sensitive to the form and character of the settlement. Subject to a safe access being made. The site is currently in an employment use, which policy states should be retained, however if the criteria set in CS10 is met and as the site is within the SAD development boundary the site could come forward.	1
1196	-	+/+	+	+/+	+	+	+	+	+/+	+/+	+	+	+	+	-	+	+	-	+	Site 1196 is a greenfield site, grade 3 agricultural land located within the Lakenheath airfield safeguarding area and the stone curlew buffer but existing development completely masks the site from the protection area. This site is well located to the settlement but is lacking pavement. The Highway Officer is yet to comment on the site. The topography of the site is varied, development would impact upon the character of the approach to the settlement. Development would lead to loss of employment land, the council will seek to retain this, if possible.	With careful design the impact of development could be limited to an acceptable level, better pedestrian links to the settlement are required. If the criteria is met in CS10	1
500	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	Additional support for the site and reduction in site size provided by the Landowner in the Site Specific Allocations & Policies DPD. However the site is situated further than 25m from the proposed development boundary.	No	0

Site Ref				Achievability		Deliverable/Developable										Notes	Total
	Proposed use (owner/agent)	Summary of constraints	Can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	Site capacity	Settlement cap	0-5 years	6-10 years	11-15 years			
315 Residential		Site proposed for consideration by landowner through an Agent therefore considered available.		0													0
317 Residential		Site proposed for consideration by landowner through an Agent therefore considered available.		0													0
365																	
366																	
367	This would be for employment development adjacent the existing employment use.	The site is not considered available for housing as the landowner is only suggesting an employment use.	Landowner to confirm proposed use	0													Site not available nor suitable on highways grounds 0
G35.2 Residential		Site proposed for consideration by and agent acting for the landowner therefore considered available.		1	M	M								40			SAD allocation for 40 dwellings 40
548 Residential		Site proposed for consideration by and agent acting for the landowner therefore considered available.		1	M	M											Allocated as G35.2 in the SAD 0
G35.1 none stated		Site proposed for consideration by landowner therefore considered available.		1	M	M							15				SAD allocation for 15 dwellings 15
351 none stated		Site proposed for consideration by landowner therefore considered available.															Part allocated in SAD as G35.1, remainder of the site is in flood zone 2 & 3 0
806 Housing																	0
893 Housing, approx. 12 dwellings		Site proposed for consideration by landowner therefore considered available.		1	M	M	0.30	0.30	24.00					7			Site is within the SAD development so could potentially come forward as a housing site 7
1196 Residential		Site proposed for consideration by landowner therefore considered available.		1	M	M	1.50	1.40	24.00					20			Site is outside the SAD development boundary, could come forward as a postnatal housing site after the current plan period, 2026 20
500				0													0

	0-5 years	6-10 years	11-15 years	Total
Fincham	5	5	10	20

Site Ref	Suitability Stage 1																			Suitability Stage 2									
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	Unacceptable flood risk	NNR	Ramsar	SAC	SPA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome	Accept/reject	Scale of development	Brownfield/Greenfield					
502	Fincham	Fincham	RV	Agricultural	Land at High Street,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints.	N/A	1	+	-					
504	Fincham	Fincham	RV	Livestock / Wasteland / Former Coach Business	Land Opposite Talbot Manor, Downham Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints.	N/A	1	+	-					
634	Fincham	Fincham	RV	Agricultural	Land South of 20 Boughton Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints.	N/A	1	-/+	-					
1246	Fincham	Fincham	RV	old workshops and a residential bungalow	Land at Alexandra Works, south of High Street	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints.	N/A	1	+	+/-					
G36.1	Fincham	Fincham	RV	agriculture	Land at County Farms, east of Marham Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+			1	+	-					
1267	Fincham	Fincham	RV	agriculture	Land at County Farms, east of Marham Road	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	Majority of the site is some distance from the development boundary. Site is inappropriately large in relation to the existing settlement.	Yes - part of the site is suitable, being in close proximity to the development boundary and is allocated by the SAD document, see Site G36.1. In accordance with policy other sections of the site will not allocated during this Plan period	1	+/-	-					
1259	Fitcham	Fitcham	RV	not stated	Land north of Church Lane	/																			site not capable of accommodating 5 dwellings	no	0	/	/
281	Hilgay	Hilgay	RV	Agricultural	Land of Church Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	Part of site potentially suitable.	1	-/+	-					
561	Hilgay	Hilgay	RV	Agricultural	Land Ely Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	Part of site potentially suitable.	1	-/+	-					

Site Ref	Safeguarded areas	Height/Slope	Historic environment	Impact on highways	Impact on services	Major utilities	Environmental Designations	TPO	Biodiversity	Landscapes/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
502	-	+	-	-/+		+	+	-/+	-/+	-/+	+	+	-/+	+	+	+	+	+	+	Site 502 is a greenfield site, completely within the conservation area for Fincham and completely within the Marham airfield safeguarding area. The site is in a prominent position in the settlement, development would have a detrimental impact upon the locality. There are a number of protected mature trees on the site. There are a number of properties overlooking the site. There appears to be suitable habitat for biodiversity.	Additional support for the site provided by the Landowner (via an Agent) in the Site Specific Allocations & Policies DPD. However the site remains unsuitable for housing.	0
504	-	+	-	-/+		+	+	-/+	-/+	-/+	+	+	-/+	+	+	+	+	+	+	Site 504 is a greenfield site, completely within the conservation area for Fincham and completely within the Marham airfield safeguarding area. The site is in a prominent position in the settlement, development would have a detrimental impact upon the locality. There are a number of protected mature trees on the site. There are a number of properties overlooking the site. There appears to be suitable habitat for biodiversity.	Additional support for the site provided by the Landowner (via an Agent) in the Site Specific Allocations & Policies DPD. However the site remains unsuitable for housing.	0
634	-	+	-	+		+	+	+	+	-/+	+	+	+	+	+	+	-	+	-	Site 634 is a greenfield site Grade 3 Agricultural Land on the edge of settlement outside built environment boundaries and is completely within the Marham airfield safeguarding area. The southern area is constrained by fluvial flood zone 2. There is a public right of way present across the site. The site is located outside of the Fincham Conservation Area, but this is only a short distance away consequently any development should protect and enhance the character and appearance of this. The site area was reduced by the Landowner in Site Specific Allocations & Policies DPD to exclude the area constrained by flooding. Access to the site would require improving current highway provisions, as the road network here is narrow and the junction with the A1122 is below standard.		1
1246	-	+	-	+		+	+	+	+	+/-	+	+	+	+	+	+	+	+	+/-	Site 1246 is a brownfield/greenfield mixed site, completely within the conservation area for Fincham, opposite Grade II listed buildings and completely within the Marham airfield safeguarding area. The site is in a prominent position in the settlement, development would have a detrimental impact upon the locality. There are a number of protected mature trees on the site. The well located in relation to the existing settlement and the local highways authority would not object to the allocation provided safe access is achieved. Further development of the southern section would result in an undesirable backland style of development	Yes - impacts upon the historic environment could be mitigated through the use of a good design scheme. Employment use appears to have ceased, the Council is seeking to retain employment land unless the loss satisfies the parameters set out in CS policy CS10	1
G36.1	-	+	+/-	+		-	+	+	+	+	+	+	+	+	+	+	+	+	-	The site is identified Grade 3 agricultural land. It is with the Marham airfield safeguarding area, the site is outside of the conservation area, but close by. Water mains cross the site and there is a nearby sewage works.	Yes - Submission of an Odour Assessment, to the satisfaction of Anglian Water, in relation to any impacts on residents of the site from the nearby sewage treatment works. Submission of details relating to the water mains that crosses the site together with mitigation (easement / diversion) to the satisfaction of Anglian Water. Replacement of allotments	1
1267	-	+	+/-	+		-	+	+	+	+/-	+	+	+/-	+/-	+	+	+	+	-	Development of the whole site would be inappropriate in size with relation to the existing settlement. The site is identified Grade 3 agricultural land. It is with the Marham airfield safeguarding area, the site is outside of the conservation area, but close by. Water mains cross the site and there is a nearby sewage works.	Yes - Submission of an Odour Assessment, to the satisfaction of Anglian Water, in relation to any impacts on residents of the site from the nearby sewage treatment works. Submission of details relating to the water mains that crosses the site together with mitigation (easement / diversion) to the satisfaction of Anglian Water. Replacement of allotments. Part of the site is allocated as G36.1 wit the SAD document. It may be possible to develop a further portion after the current plan period, 2026.	1
1259																						0
281	+	+	-/+	-/+		+	+	-/+	-/+	-/+	+	+	+	+	+	+	+	+	-	Site 281 is a large greenfield site and grade 3 agricultural land outside built environment boundaries and adjacent to a listed church building with a number of TPO's on the boundary. The location appears rural and any development would have a negative impact upon the rural setting and the church. There are obvious signs of wildlife. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network.	Inappropriate size for the settlement; the site should be reduced in size and any design should be sympathetic to the setting of the listed building and the protected trees. Following a site visit to assess the site Officers feel further discussion with the Highways Authority would be required if allocated. Prior to development an ecology survey would be required. Subject to evidence demonstrating a safe and deliverable access and local improvements being made to the footway network the Highway Authority would not object if this site were included in the plan. The site is near to a Grade II listed church, the grounds of which are listed as Tree Preservation Order (TPO) area, as is the long approach to the church that the site sits adjacent to. This combined with the rural appearance of the area, could result in development at this location having an impact upon the character and landscape of the village, in particular the rural setting of the church.	1
561	+	+	+	-/+		+	+	+	-/+	-/+	+	+	+	+	+	+	+	+	-	Site 561 is a large greenfield site to the rear of a linear form of development outside built environment boundaries and grade 3 agricultural land. There appears to be suitable habitat for biodiversity. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network.	Site 561 is located in the south of the settlement, to the east of Ely Road. The site's location isn't as close to village services as other options, which is reflected in the indicator score for 'access to services'. As with all of the sites development this would lead to the loss of good to moderate agricultural land (grade 3) and the site is identified as being subject to a low risk of flooding (FZ1). The area is rural and the site extends into open countryside, so developing this site would have a negative impact upon the character and landscape of the settlement. Subject to evidence demonstrating a safe and deliverable access and local improvements being made to the footway network the Highway Authority would not object if this site were included in the plan.	1

Site Ref	Achievability													Deliverable/Developable			Notes	Total
	Proposed use (owner/agent)	Summary of constraints	Can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	Site capacity	Settlement cap	0-5 years	6-10 years	11-15 years				
502	none stated	Site proposed for consideration by landowner through an Agent therefore considered available.		0													Site not suitable	0
504	Housing, 1-2 dwellings	Site proposed for consideration by landowner through an Agent therefore considered available.		0													Site not suitable	0
634	none stated	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	0.70	0.20	24.00			5				5	Site is outside the SAD development boundary, could come forward as a potential housing site after the current plan period, 2026	5
1246	residential	Site proposed by land owner, so considered to be available		1	M	M	0.30	0.30	24.00	7.20		5		5			Part of the site is within the SAD development boundary, so could potentially come forward	5
G36.1	residential	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	0.46	0.41	24.00	9.84		5	5				deliverable, allocated as part of the SAD	5
1267	residential	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	5.70	4.27	24.00	102.48		5				5	A portion of this has come forward as G36.1 and another portion could potentially come forward after the current plan period (2026)	5
1259	residential			0														0
281	none stated	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	1.60	1.44	24.00	34.56		12				12	Site is outside the SAD development boundary, could come forward as a potential housing site after the current plan period, 2026	12
561	none stated	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	3.90	3.51	24.00	84.24		12				12	Site is outside the SAD development boundary, could come forward as a potential housing site after the current plan period, 2026	12

	0-5 years	6-10 years	11-15 years	Total
Hilgay	12	0	84	96

Site Ref	Suitability Stage 1																	Suitability Stage 2						
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	Unacceptable flood risk	NNR	Ramsar	SAC	SPA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome	Accept/reject	Scale of development	Brownfield/Greenfield
614	Hilgay	Hilgay	RV	Agricultural	Parcel of land near Hilgay	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	Part of site potentially suitable.	1	-/+	-
762	Hilgay	Hilgay	RV	Grazing	Parcel of land near Hilgay Drove, West End	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Proximity to existing settlement	Constraint cannot be overcome.	0	///	///
G48.1	Hilgay	Hilgay	RV	Agriculture	Land South of Foresters Avenue	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	Part of site potentially suitable.	1	-/+	-
801	Hilgay	Hilgay	RV	Agriculture	Land South of Foresters Avenue	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	Part of site potentially suitable.	1	-/+	-
975	Hilgay	Hilgay	RV	Vacant	Land at Thistle Hill Road,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Entire site within 25m of settlement.	N/A	1	+	-
976	Hilgay	Hilgay	RV	Agricultural	Land at Hubbard Drove,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	Part of site potentially suitable.	1	-/+	-
1209	Hilgay	Hilgay	RV	Agriculture	West of Ely Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement boundary.	N/A	1	-/+	-

Site Ref	Achievability													Deliverable/Developable			Notes	Total
	Proposed use (owner/agent)	Summary of constraints	Can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	Site capacity	Settlement cap	0-5 years	6-10 years	11-15 years				
614	none stated	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	0.80	0.80	24.00	19.20	12				12	Site is outside the SAD development boundary, could come forward as a potential housing site after the current plan period, 2026	12	
762	Housing, 2 dwellings, flexible																0	
G48.1	Housing, 30 affordable houses	Site proposed for consideration by landowner therefore considered available.		1	M	L							12			SAD allocation for 12 dwellings	12	
801	Housing, 30 affordable houses	Site proposed for consideration by landowner therefore considered available.		1	M	L	1.96	1.76	24.00	42.30	12					part of the site is allocated within the SAD as G48.1. A nother part of the site could come forward a housing site after the current plan period, 2026.	12	
975	none stated	Site proposed for consideration by landowner therefore considered available.		1	M	L	0.30	0.30	24.00	7.20	12					Site is outside the SAD development boundary, could come forward as a potential housing site after the current plan period, 2026	12	
976	none stated	Site proposed for consideration by landowner therefore considered available.		1	M	L	5.10	3.82	24.00	91.60	12					Site is outside the SAD development boundary, could come forward as a potential housing site after the current plan period, 2026	12	
1209	none stated	Site proposed for consideration by landowner therefore considered available.		1	M	L	1.39	1.25	24	30	12					Site is outside the SAD development boundary, could come forward as a potential housing site after the current plan period, 2026	12	

0-5 years	6-10 years	11-15 years	Total
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Site Ref	Suitability Stage 1																Suitability Stage 2							
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	Unacceptable flood risk	NNR	Ramsar	SAC	SPA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome	Accept/reject	Scale of development	Brownfield/Greenfield
					Greenacres, Station Road,	+	+	+	-	-	+	+	+	+	+	+	+	+	+	Ten Mile Bank is within both Flood Zone 3 (high risk) and the Hazard Zone.	The whole of the settlement of . Following consultation with the Environment Agency, the Borough Council considers that the need for additional housing in Ten Mile Bank to help support existing facilities justifies housing allocations notwithstanding the flood risks. In terms of the sequential test (see NPPF paragraph 101), the housing required in Ten Mile Bank cannot be allocated in a lower degree of flood risk because the whole of the settlement is subject to such risk and there are not alternative, lower risk areas available. In terms of the exceptions test (see NPPF paragraph 102), the Borough Council judges that the benefits of the housing in supporting the sustainability of the services and community of Ten Mile Bank outweigh the flood risk. In accordance with the NPPF development of sites will be subject to a site specific flood risk assessment and demonstration of the safety of the development, and are likely to require specific design measures to manage the residual risk.	1	+	-
139	Hilgay	Ten Mile Bank	RV	Residential		+	+	+	-	-	+	+	+	+	+	+	+	+						
G92.1	Hilgay	Ten Mile Bank	RV	agriculture	Land at Church Road	+	+	+	-	-	+	+	+	+	+	+	+	+	+	The whole of the settlement of Ten Mile Bank is within both Flood Zone 3 (high risk) and the Hazard Zone	Following consultation with the Environment Agency, the Borough Council considers that the need for additional housing in Ten Mile Bank to help support existing facilities justifies housing allocations notwithstanding the flood risks. In terms of the	1	+	-
1226	Hilgay	Ten Mile Bank	RV	agriculture	Land at Church Road	+	+	+	-	-	+	+	+	+	+	+	+	+	+	The whole of the settlement of Ten Mile Bank is within both Flood Zone 3 (high risk) and the Hazard Zone	Following consultation with the Environment Agency, the Borough Council considers that the need for additional housing in Ten Mile Bank to help support existing facilities justifies housing allocations notwithstanding the flood risks. In terms of the sequential test (see NPPF paragraph 101), the housing required in Ten Mile Bank cannot be allocated in a lower degree of flood risk because the whole of the settlement is subject to such risk and there are not alternative, lower risk areas available. In terms of the exceptions test (see NPPF paragraph 102), the Borough Council judges that the benefits of the housing in supporting the sustainability of the services and community of Ten Mile Bank outweigh the flood risk. In accordance with the NPPF development of sites will be subject to a site specific flood risk assessment and demonstration of the safety of the development, and are likely to require specific design measures to manage the residual risk.	1	+	-
Hockwold cum 282	Wilton	Hockwold cum Wilton	KRSC	Agricultural	Glebe Land at Hockwold	+	+	+	+	+	+	+	+	+	+	+	-	+	+	The site is situated within the Breckland Special Protection Area (SPA - Stone Curlew) buffer zone, but is completely masked from the SPA. Sites within the SPA buffer zone which are completely masked from the SPA by existing development are considered suitable.	Yes	1	-/+	-
G35.4	Wilton	Hockwold cum Wilton	KRSC	Agricultural	Land south of South Street,	+	+	+	+	+	+	+	+	+	+	+	-	+	+	The site is situated within the Breckland Special Protection Area (SPA - Stone Curlew) buffer zone, but is completely masked from the SPA. Sites within the SPA buffer zone which are completely masked from the SPA by existing development are considered suitable.	Yes	1	+	-
379	Wilton	Hockwold cum Wilton	KRSC	Agricultural	Land south of South Street,	+	+	+	+	+	+	+	+	+	+	+	-	+	+	The site is situated within the Breckland Special Protection Area (SPA - Stone Curlew) buffer zone, but is completely masked from the SPA. Sites within the SPA buffer zone which are completely masked from the SPA by existing development are considered suitable.	Yes	1	+	-
1013	Wilton	Hockwold cum Wilton	KRSC	Residential	Land to the rear of 78 Main Street, (IP26 4LW)	+	+	+	+	+	+	+	+	+	+	+	-	+	+	The site is situated within the Breckland Special Protection Area (SPA - Stone Curlew) buffer zone, but is completely masked from the SPA. Sites within the SPA buffer zone which are completely masked from the SPA by existing development are considered suitable.	Yes	1	+	-

Site Ref	Safeguarded areas	Height/Slope	Historic environment	Impact on highways	Impact on services	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
139	+	+	+	-/+	+	+	+	+	+	-/+	+	+	-/+	+	+	+	+	+	-	Site 139 is wholly within grade 1 agricultural land, however this is a constraint upon the settlement. Highway access could prove difficult. Development here would create a backland style development.	Yes	1
G92.1	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	-	The site is classified as grade 1 agricultural, however this is a constraint of the settlement. Development would tidy up the immediate landscape, so a small scale frontage development would be suitable	Yes	1
1228	+	+	+	-/+	+	+	+	+	+	-/+	+	+	+	+	+	+	+	+	-	The site is classified as grade 1 agricultural, however this is a constraint of the settlement. Development would tidy up the immediate landscape, development of the whole site would create a backland style of development and would be inappropriate and the local highway authority would object to this, so a small scale frontage development would be suitable and is allocated as G92.1 in the SAD document	no	1
282	-	+	-	-	+	+	+	+	-/+	-	+	+	+	+	-/+	+	+	+	+	Site 282 is a greenfield site, grade 4 agricultural land located within the Lakenheath airfield safeguarding area and the stone curlew buffer but existing development completely masks the site from the protection area. This site is well located to the settlement but is lacking pavement. The Highway Officer has objected to the site due to the surrounding highway on Church Lane is very narrow and is not appropriate to support this allocation. The site is adjacent to the village church and completely within the conservation area, development would impact upon the character of area.	Development of the site would result in an unacceptable impact upon the conservation area and the surrounding highway network.	0
G35.4	-	+	+	-/+	+	+	+	+	-/+	-	+	+	+	+	-/+	+	+	+	+	Site 379 is a small greenfield site, grade 4 agricultural land located within the Lakenheath airfield safeguarding area and the stone curlew buffer but existing development completely masks the site from the protection area. This site is not well located to the settlement and lacks a pavement. Development of the site could have a negative impact upon the local setting.	Norfolk County Council Highways Authority has stated that Subject to a safe access they would not object if this site were included in the plan. The site is outside of the Conservation Area	1
379	-	+	+	-/+	+	+	+	+	-/+	-	+	+	+	+	-/+	+	+	+	+	Site 379 is a small greenfield site, grade 4 agricultural land located within the Lakenheath airfield safeguarding area and the stone curlew buffer but existing development completely masks the site from the protection area. This site is not well located to the settlement and lacks a pavement. Development of the site could have a negative impact upon the local setting.	Norfolk County Council Highways Authority has stated that Subject to a safe access they would not object if this site were included in the plan. The site is outside of the Conservation Area	1
1013	-	+	+	-	+	+	+	-	-/+	-	+	+	+	+	+	+	+	+	+	Site 1013 is a small greenfield site, grade 4 agricultural land located within the Lakenheath airfield safeguarding area and the stone curlew buffer but existing development completely masks the site from the protection area. This site is well located to the settlement but the submission does not specify how access would be achieved. There are a number TPO trees on site. Development of the site would have a negative impact upon the local setting.	The site is not suitable as access arrangements are unclear and development would have a negative impact upon the on site trees. It is not apparent where an access would be made for this site. The Highway Authority would object if this site were included in the plan.	0

Site Ref	Achievability													Deliverable/Developable			
	Proposed use (owner/agent)	Summary of constraints	Can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	Site capacity	Settlement cap	0-5 years	6-10 years	11-15 years	Notes	Total	
139	none stated	Site proposed for consideration by landowner therefore considered available.		1	M	L	0.29	0.29	24	6.9	5				5	Site is outside the SAD development boundary, could come forward as a potential housing site after the current plan period, 2026	5
G92.1	residential	Site proposed for consideration by landowner and later through an Agent therefore considered available.		1								5			Allocated as part of the SAD document	5	
1228	residential	Site proposed for consideration by landowner and later through an Agent therefore considered available.		0											Part of the site is allocated for housing in SAD as G92.1. The remainder of the site would be inappropriate to allocate as it would not be in-keeping with the existing settlement pattern	0	
282	none stated	Site proposed for consideration by an agent acting on behalf of the landowner therefore considered available.		1												0	
G35.4	Residential	Site proposed for consideration by an agent acting on behalf of the landowner therefore considered available.		1	M	L						5			Site is Allocated in SAD for 5 dwellings	5	
379	Residential	Site proposed for consideration by an agent acting on behalf of the landowner therefore considered available.		1	M	L									Site is Allocated in SAD as G35.4	0	
1013	Residential	Site proposed for consideration by a Housing association therefore considered available.		0												0	

Ten Mile Bank	5	0	5	10
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	0-5 years	6-10 years	11-15 years	Total
Hockwold cum Wilton	5	0	0	5

Site Ref	Suitability Stage 1																Suitability Stage 2							
	Parish	Town/Village	GS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	Unacceptable flood risk	NNR	Ramsar	SAC	SPA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome	Accept/reject	Scale of development	Brownfield/Greenfield
1281	Hockwold cum Wilton	Hockwold cum Wilton	KRSC	Dwellings and curtilage	Land north of 8 Malts Lane	/	/	/	/	/	/	/	/	/	/	/	/	/	/	Site is currently a residential property and its rear garden	no	0	/	/
142	Marham	Marham	KRSC	Agricultural	Land off School Lane	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Part of site within 25m of settlement.	N/A	1	+	+
1236	Marham	Marham	KRSC	not stated	Cemetery Field, Marham	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.		1	+	-
1237	Marham	Marham	KRSC	not stated	Land adj. High Tor	+	+	+	+	+	+	+	+	+	+	+	+	+	+			1	+	-
G56.1	Marham	Marham	KRSC	not stated	adj. Junior School, The Street	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.		1	+	-
1238	Marham	Marham	KRSC	not stated	adj. Junior School, The Street	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.		1	+	-
1239	Marham	Marham	KRSC	not stated	adj. Junior School, r/o The Street	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.		1	+	-
1260	Marham	Marham	KRSC	not stated	land to the rear of Holmleigh, The Street	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.		1	+	-
83	Marshland St James	Marshland St James	RV	Agricultural	Land adjacent 243 Smeeth Road	+	-	-	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by fluvial flood zone 2 and 3.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received.	1	-/+	-
G57.1	Marshland St James	Marshland St James	RV	Agricultural	Land adjacent Marshland St James Primary School	+	-	-	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by fluvial flood zone 2 and 3.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received.	1	-/+	-
112	Marshland St James	Marshland St James	RV	Agricultural	Land adjacent Marshland St James Primary School	+	-	-	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by fluvial flood zone 2 and 3.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received.	1	-/+	-
301	Marshland St James	Marshland St James	RV	Agricultural	Land (part parcel 1056) Smeeth Road,	+	-	-	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by fluvial flood zone 2 and 3.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received.	1	-/+	-
322	Marshland St James	Marshland St James	RV	Agricultural	Land fronting Smeeth Road	+	-	-	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by fluvial flood zone 2 and 3.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received.	1	+	-

Site Ref	Safeguarded areas	Height/Slope	Historic environment	Impact on highways	Impact on services	Major utilities	Environmental Designations	TPO	Biodiversity	Landscapes/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
1281	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/		0
142	-	+	-/+	+		-/+	+	+	+	+	+	-/+	-/+	+	+	+	+	+	-	Site 142 is a greenfield location in a mixed paddock residential use, grade 2 & 3 agricultural land outside built environment boundaries. It is completely within airfield safeguarding zone and partially within the a potential waste disposal area. If access gained be gained by Church View this would be more suitable than via a residential site on School Lane. On the advice of the Historic Officer at Norfolk County Council prior to development a "Heritage Assessment" should be carried out and submitted. Anglian Water would have capacity issues in the WwTW if a large number of houses are built on the site.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. Consult with DEFRA if allocating regarding Agricultural Land Classification.	1
1236	-	+	+	+	+	+	+	+	+	+	+	+	+/-	+	+	+	+	+	-	The site is identified Grade 3 agricultural land. It is with the Marham airfield safeguarding area, the site is adjf to the Cemetery	Yes	1
1237	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	-	The site is identified Grade 3 agricultural land. It is with the Marham airfield safeguarding area	Yes	1
G56.1	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	-	The site is identified Grade 3 agricultural land. It is with the Marham airfield safeguarding area	Yes - The site is allocated as G57.1 in the SAD document	1
1238	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	-	The site is identified Grade 3 agricultural land. It is with the Marham airfield safeguarding area	Yes - The site is allocated as G57.1 in the SAD document	1
1239	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	-	The site is identified Grade 3 agricultural land. It is with the Marham airfield safeguarding area	Yes	1
1260	-	+	+	+	+	+	+	+	+	+	+	+	+/-	+	+	+	+	+	-	The site is identified Grade 3 agricultural land. It is with the Marham airfield safeguarding area. Development of the site would create an undesirable backland style of development	no	0
83	+	-	+	-		+	+	+	+	+	+	+	+	+	+	+	+	+	-	Site 83 is wholly within fluvial flood zone 2 and 3 and is grade 2 agricultural land. The site has a new development being constructed to the frontage, this has resulted in no space for access therefore the site is not suitable.	Norfolk County Council consider the site suitable for low scale frontage development, however the frontage of this site has been developed and constructed so there is no suitable access to the remainder of the site.	0
G57.1	+	+	+	+		+/-	+	+	+	+	+	+	+	+/-	+	+	+	+	-	Site 112 is wholly within fluvial flood zone 2 and 3 and is grade 2 agricultural land. The southern corner is clipped by the a buffer zone for a gas pipeline. Development of the site would result in the loss of grade 2 agricultural land. There is a ditch/wet area running through the centre of the site and a ditch along the edge. The site is close to services but lacks a pavement to services. At school run time School Road is very busy.	Subject to evidence demonstrating a safe and deliverable access and local improvements being made to the footway network the Highway Authority would not object if this site were included in the plan	1
112	+	+	+	+		+/-	+	+	+	+	+	+	+	+/-	+	+	+	+	-	Site 112 is wholly within fluvial flood zone 2 and 3 and is grade 2 agricultural land. The southern corner is clipped by the a buffer zone for a gas pipeline. Development of the site would result in the loss of grade 2 agricultural land. There is a ditch/wet area running through the centre of the site and a ditch along the edge. The site is close to services but lacks a pavement to services. At school run time School Road is very busy.	Subject to evidence demonstrating a safe and deliverable access and local improvements being made to the footway network the Highway Authority would not object if this site were included in the plan	1
301	+	-	+	-		+	+	+	+	-	+	+	+	-	+	+	+	-	Site 301 is a greenfield wholly within fluvial flood zone 2 and 3 and is grade 2 agricultural land. No access or road frontage shown. The shape of the site does not relate well to the pattern of the settlement, development would not complement the linear nature.	Site not suitable.	0	
322	+	+	+	+		+	+	+	+	+	+	+	+	-	+	+	+	-	Site 322 is a greenfield site wholly within fluvial flood zone 2 and 3 and is grade 2 agricultural land. The site has poor pedestrian access.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received. Local highways authority consider that the site is well related for public transport and local services, suitable for low scale frontage development.	1	

Site Ref	Proposed use (owner/agent)	Summary of constraints	Can constraints be overcome?	Accept/reject	Achievability		Deliverable/Developable							Notes	Total	
					Market assessment	Cost assessment	Gross area	Net area	Density	Site capacity	Settlement cap	0-5 years	6-10 years			11-15 years
1281	residential	Site proposed by land owner, so considered to be available		0												0
142	none stated	Site proposed for consideration by landowner therefore considered available.		1	M	L	1.00	0.90	24.00	22.00	47			14	Could come forward as a potential housing allocation after the current plan period, 2026.	14
1236	residential	Site proposed by land owner, so considered to be available		1	M	L	1.60	1.44	24.00	35.00	47			20	site is outside of the SAD development boundary, could potentially come forward after the current plan period (2026)	20
1237	residential	Site proposed by land owner, so considered to be available		1	M	L	0.16	0.16	24.00	3.84	47				Site is too small to accommodate 5 dwellings, the site is within the SAD DB so could come forward for development	0
G56.1	residential, community space, recreational space and school drop off point	Site proposed for consideration by landowner and later through an Agent therefore considered available.		1	M	L						50		Allocated as G57.1 in the SAD document	50	
1238	residential, community space, recreational space and school drop off point	Site proposed for consideration by landowner and later through an Agent therefore considered available.		1	M	L								The Whole site is allocated as G57.1 in the SAD document	0	
1239	residential	Site proposed by land owner, so considered to be available		1										Site is too small to accommodate 5 dwellings	0	
1260	residential	Site proposed by land owner, so considered to be available		0											0	
83	Residential	Site proposed for consideration by landowner through an Agent therefore considered available.		0											0	
G57.1	none stated	Site proposed for consideration by landowner therefore considered available.		M	L							15		SAD allocation for 15 dwellings	15	
112	none stated	Site proposed for consideration by landowner therefore considered available.		M	L									Allocated with the SAD as G57.1	0	
301	Residential	Site proposed for consideration by landowner therefore considered available.													0	
322	none stated	Site proposed for consideration by landowner therefore considered available.		M	L	0.4	0.4	24	9.60	12				Site lies outside of the SAD development boundary. Could come forward as a potential housing site after the current plan period, 2026.	9	

	0-5 years	6-10 years	11-15 years	Total
Marham	50	0	34	84

	0-5 years	6-10 years	11-15 years	Total
Marshland St James	25	0	54	79

Site Ref	Suitability Stage 1																	Suitability Stage 2						
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	Unacceptable flood risk	NNR	Ramsar	SAC	SPA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome	Accept/reject	Scale of development	Brownfield/Greenfield
334	Marshland St James	Marshland St James	RV	Agricultural	School Road/ Hope Lane,	-	+	+	-	-	+	+	+	+	+	+	+	+	+	Site is further than 25m away from existing settlement boundary. Site wholly constrained by tidal flood zone 2 and 3.	Additional information has been received as part of the LDF process however due to the sites distance from the services in the settlement the site is considered unsuitable.	0		
383	Marshland St James	Marshland St James	RV	Agricultural	Land off Smeeth Road	+	-	-	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by fluvial flood zone 2 and 3.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received.	1	-/+	+
400	Marshland St James	Marshland St James	RV	Agricultural	Land next to 80 Smeeth Road,	+	-	-	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by fluvial flood zone 2 and 3.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received.	1	+	-
694	Marshland St James	Marshland St James	RV	Agricultural	Land at Smeeth Road/Trinity Road	+	-	-	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by fluvial flood zone 2 and 3.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received.	1	-/+	-
740	Marshland St James	Marshland St James	RV	Agricultural	Land at Smeeth Road	+	-	-	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by fluvial flood zone 2 and 3.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received.	1	+	-
G57.2	Marshland St James	Marshland St James	RV	Small Holding / Agricultural	Land adjacent 145 Smeeth Road, Marshland St James	+	-	-	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by fluvial flood zone 2 and 3.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received.	1	-/+	-
755	Marshland St James	Marshland St James	RV	Small Holding / Agricultural	Land adjacent 145 Smeeth Road, Marshland St James	+	-	-	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by fluvial flood zone 2 and 3.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received.	1	-/+	-
1129	Marshland St James	Marshland St James		Agricultural. Part of an old orchard, now disused and remaining trees of no value.	Land at Homefield House, 19 Smeeth Road, Marshland St James	+	-	-	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by fluvial flood zone 2 and 3.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received.	0	-/+	-
1249	Marshland St James	Marshland St James	RV	Agricultural	Land at Walton Road	+	-	-	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by fluvial flood zone 2 and 3.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received.	1	+	-
1251	Marshland St James	Marshland St James	RV	Paddocks	Land at Smeeth Road / Jubilee Lane	+	-	-	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by fluvial flood zone 2 and 3.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received.	1	+	-
1252	Marshland St James	Tilney Fen End	RV	Paddocks	Land at Low Road	-	-	-	+	+	+	+	+	+	+	+	+	+	+	Further than 25m from the settlement boundary. Site wholly constrained by fluvial flood zone 2 and 3.	No - remote location	0		

Site Ref	Safeguarded areas	Height/Slope	Historic environment	Impact on highways	Impact on services	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject	
334	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	0
383	+	+/-	+	+		+/-	+	+	+	+	+	+	+	+	+	+	+	+	-	Site 383 is wholly within fluvial flood zone 2 and 3 and is grade 2 agricultural land. The site could accommodate more development than that required in the settlement therefore is only partially suitable. The southern corner is clipped by the a buffer zone for a gas pipeline. Development of the site would result in non frontage development in a settlement that has a linear pattern therefore which would impact negatively upon the character of the area. The agent has not shown access arrangements so assumed to the north of existing dwelling.	Site shape not appropriate to the form of the settlement.	0	
400	+	+	+	+		+	+	+	+	+	+	+	+	-	+	+	+	+	-	Site 400 is a greenfield site wholly within fluvial flood zone 2 and 3 and is grade 2 agricultural land. The site has poor pedestrian access.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received. Site is well related for public transport and local services, suitable for low scale frontage development, according to the local highway authority.	1	
694	+	+	+	+		+	+	+	+	+	+	+	+	+	+	+	+	+	-	Site 694 is a greenfield site wholly within fluvial flood zone 2 and 3 and is grade 2 agricultural land.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received.	1	
740	+	+	+	+		+	+	+	+	+	+	+	+	+	-	+	+	+	-	Site 740 is a greenfield site wholly within fluvial flood zone 2 and 3 and is grade 2 agricultural land. The site has poor pedestrian access.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received.	1	
G57.2	+	+	+	+		+	+	+	+	+	+	+	+	+	+	+	+	+	-	Site G57.2 is a greenfield site wholly within fluvial flood zone 2 and 3 and is grade 2 agricultural land.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received.	1	
755	+	+	+	+		+	+	+	+	+	+	+	+	+	+	+	+	+	-	Site 755 is a greenfield site wholly within fluvial flood zone 2 and 3 and is grade 2 agricultural land.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received.	1	
1129	+	-	+	+		+	+	+	+	-	+	+	+	+	-	+	+	+	-	Site 1129 is a greenfield wholly within fluvial flood zone 2 and 3 and is grade 2 agricultural land. The shape of the site does not relate well to the pattern of the settlement, development would not complement the linear nature. Poor pedestrian access.	Site not suitable.	0	
1248	+	+	+	+		+	+	+	+	+	+	+	+	+	+	+	+	+	-	The site is identified Grade 2 agricultural land.	Yes	1	
1251	+	+	+	+		+	+	+	+	+	+	+	+	+	+	+	+	+	-	The site is identified Grade 2 agricultural land.	Yes	1	
1252	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	0

Site Ref				Achievability		Deliverable/Developable										Total	
	Proposed use (owner/agent)	Summary of constraints	Can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	Site capacity	Settlement cap	0-5 years	6-10 years	11-15 years	Notes		
334	Residential																0
383	Residential	Site proposed for consideration by landowner therefore considered available.															0
400	Residential	Site proposed for consideration by landowner therefore considered available.		M	L	0.3	0.3	24	7.20	12					7	Site lies outside of the SAD development boundary. Could come forward as a potential housing site after the current plan period, 2026.	7
694	Residential	Site proposed for consideration by landowner therefore considered available.		M	L	1	0.4	24	9.60	12					9	Site lies outside of the SAD development boundary. Could come forward as a potential housing site after the current plan period, 2026.	9
740	none stated	Site proposed for consideration by landowner through an Agent therefore considered available.		M	L	0.6	0.4	24	9.60	12					9	Site lies outside of the SAD development boundary. Could come forward as a potential housing site after the current plan period, 2026.	9
G57.2	Housing, Approx. 9 dwellings (detached/semi/starter homes)	Site proposed for consideration by landowner therefore considered available.		M	L							10				SAD allocation for 10 dwellings	10
755	Housing, Approx. 9 dwellings (detached/semi/starter homes)	Site proposed for consideration by landowner therefore considered available.		M	L											Allocated within the SAD as G57.2	0
1129	Housing 3																0
1243	residential	Site proposed for consideration by landowner and later through an Agent therefore considered available.		1	M	L	1.83	1.65	24.00	39.60	12				12	site is outside of the SAD DB. Could come forward after the current plan period.	12
1251	residential	Site proposed for consideration by landowner and later through an Agent therefore considered available.		1	M	L	0.34	0.34	24.00	8.16	12				8	site is outside of the SAD DB. Could come forward after the current plan period.	8
1252	residential	Site proposed for consideration by landowner and later through an Agent therefore considered available.		0													0

Site Ref	Suitability Stage 1																	Suitability Stage 2						
	Parish	Town/Village	GS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	Unacceptable flood risk	NNR	Ramsar	SAC	SPA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome	Accept/reject	Scale of development	Brownfield/Greenfield
G59.1	Methwold	Methwold	KRSC	Vacant Field	Land on Crown Street,	+	+	+	+	+	+	+	+	+	+	+	+	+	+			1	+	-
316	Methwold	Methwold	KRSC	Vacant Field	Land on Crown Street,	+	-/+	-/+	+	+	+	+	+	+	+	+	+	+	+	Site partially constrained by fluvial flood zone 2 and 3.	Part of site not at risk of flooding suitable for further assessment.	1	-/+	-
G59.2	Methwold	Methwold	KRSC	Agricultural	Land at Methwold and Methwold Hythe	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Part of site within 25m of settlement.	N/A	1	+	-
588	Methwold	Methwold	KRSC	Agricultural	Land at Methwold and Methwold Hythe	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Part of site within 25m of settlement.	N/A	1	-/+	-
655	Methwold	Methwold	KRSC	Redundant Farm Buildings	Land at Hall Farm Drive,	+	-/+	-/+	+	+	+	+	+	+	+	+	+	+	+	Site partially constrained by fluvial flood zone 2 and 3.	Part of site not at risk of flooding suitable for further assessment.	1	-/+	-
G59.4	Methwold	Methwold	KRSC	Agricultural	Land West of Globe Street	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Part of site within 25m of settlement.	N/A	1	+	-
863	Methwold	Methwold	KRSC	Agricultural	Land West of Globe Street	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Part of site within 25m of settlement.	N/A	1	+	-
G59.3	Methwold	Methwold	KRSC	Agriculture	Land off Hythe Road, Methwold	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Part of site within 25m of settlement.	N/A	1	+	-
972	Methwold	Methwold	KRSC	Agriculture	Land off Hythe Road, Methwold	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Part of site within 25m of settlement.	N/A	1	+	-
978	Methwold	Methwold	KRSC	Vacant Field	Land at Hall Farm,	+	-/+	-/+	+	+	+	+	+	+	+	+	+	+	+	Site partially constrained by fluvial flood zone 2 and 3.	Part of site not at risk of flooding suitable for further assessment.	1	+	-
MET 01	Methwold	Methwold	KRSC		Rear of High Street	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Part of site within 25m of settlement.	N/A	1	+	-
MET 18	Methwold	Methwold	KRSC		Existing housing to be redeveloped by RSL	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Entire site within settlement boundary.	N/A	1	+	+
MET 19	Methwold	Methwold	KRSC		Existing housing to be redeveloped by RSL	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Entire site within settlement boundary.	N/A	1	+	+
1248	Methwold	Methwold	KRSC	not stated	Land south of Hythe Road	+	-/+	-/+	+	+	-/+	+	+	+	+	+	+	+	+	Part of the site is constrained by fluvial flood zone 2 and 3.	Yes - only use the part not constrained	1	+	-
1250	Methwold	Methwold	KRSC	Farm and fields	Land to rear of 36 & 36a Globe Street	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.		1	+	-
1275	Methwold	Methwold Hythe	SVAH	not stated	Land adj. 14 Whiteplot Road															site not capable of accommodating 5 dwellings	no	0		

Site Ref	Safeguarded areas	Height/Slope	Historic environment	Impact on highways	Impact on services	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/conservation	HSE	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
G59.1	-/+	+	-	+		+	+	+	-/+	+	+	+	+	+	+	+	-	+	-	This site is a smaller section of Site 316, scores positively in the factor 'flood risk' as the section at a high risk to flooding has been excluded, resulting in the site being at a low risk to flooding (FZ1). As the site is smaller than Site 316 it also means that far less moderate to good agricultural land (grade 3) will be lost. This site also scores positively in the indicator 'highways & transport' as Norfolk County Council Highways Authority have stated that this would be their preferred site location for growth in this settlement. The impact on the sustainability factor 'heritage' and 'landscape and amenity' depend on how the scheme is implemented as the potential negative impacts of development within the Conservation Area could be mitigated through good design.	Yes	1
316	-/+	+	-	+		+	+	+	-/+	+	+	+	+	+	+	+	-	+	-	Site 316 is a large greenfield site outside built environment boundaries, partially within the Lakenheath airfield safeguarding zone and completely within the conservation area. The land is a mix of grade 2 and 3 agricultural land and has three separate rights of ways which meet across the site. The west section of the site is constrained by flood zone 2 fluvial. Signs of wildlife on site. The highway authority prefers this site for the settlement.	Area of the site which is not in flood zones if developed/designed sensitively may be suitable. The site is close to local services. The Highway Authority would not object if this site were included in the plan. Prior to development an ecology survey would be required.	1
G59.2	-	+	+	+		+	+	+	-/+	+	+	+	+	+	+	+	+	+	-	Site G59.2 is a greenfield site completely outside built environment boundaries within the Lakenheath airfield safeguarding zone. The land is a mix of grade 2 and 3 agricultural land. Access would be from Herbert Drive.	The Highway Authority would not object if this site were included in the plan.	1
588	-	+	+	+		+	+	+	-/+	+	+	+	+	+	+	+	+	+	-	Site 588 is a greenfield site completely outside built environment boundaries within the Lakenheath airfield safeguarding zone. The land is a mix of grade 2 and 3 agricultural land. Access would be from Herbert Drive.	Reduced site area may be suitable. The Highway Authority would not object if this site were included in the plan.	1
655	-/+	+	-/+	-/+		+	+	+	-/+	+	+	+	+	+	+	+	-	+	-	Site 655 is a greenfield site outside built environment boundaries, partially within the Lakenheath airfield safeguarding zone and the conservation area. The land is a mix of grade 2 and 3 agricultural land and has two rights of ways which meet across the site. There appears to be suitable habitat for biodiversity. Potentially access and visibility issues.	A reduced site area may be appropriate. Area of the site which is not in flood zones if developed/designed sensitively may be suitable. If access and visibility issues can be overcome the Highway Authority would not object if this site were included in the plan. Prior to development an ecology survey may be required.	1
G59.4	+	+	-	-/+		+	+	+	+	+	+	+	+	+	+	+	+	+	-	Site G59.4 is a greenfield site outside the village built environment boundaries and completely within the conservation area. The land is a mix of grade 2 and 3 agricultural land. Highways Authority comments on the site are that acceptable access can be achieved through this development to the east.	Yes	1
863	+	+	-	-/+		+	+	+	+	+	+	+	+	+	+	+	+	+	-	Site 863 is a greenfield site outside the village built environment boundaries and completely within the conservation area. The land is a mix of grade 2 and 3 agricultural land. Highways Authority comments on the site are that acceptable access can be achieved through this development to the east.	Yes	1
G59.3	-	+	+	-/+		+	+	+	+	+	+	+	+	+	+	+	+	+	-	Site G59.3 is an edge of settlement frontage greenfield site completely within the Lakenheath airfield safeguarding zone. The land is grade 2 agricultural. Access could be made on to Hythe Road.	Yes there is residential development on the opposite side of Hythe Road, a sensitive design would be required.	1
972	-	+	+	-/+		+	+	+	+	+	+	+	+	+	+	+	+	+	-	Site 972 is an edge of settlement frontage greenfield site completely within the Lakenheath airfield safeguarding zone. The land is grade 2 agricultural. Access could be made on to Hythe Road.	Yes there is residential development on the opposite side of Hythe Road, a sensitive design would be required.	1
978	-	+	-	-/+		+	+	+	-/+	+	+	+	+	+	+	+	-	+	-	Site 978 is a greenfield site outside the built environment boundaries, completely within the Lakenheath airfield safeguarding zone and the conservation area. The land is a mix of grade 2 and 3 agricultural land and has two rights of ways which meet across the site. There appears to be suitable habitat for biodiversity. Potentially access and visibility issues.	Area of the site which is not in flood zones if developed/designed sensitively to consider the constraints may be suitable. The site is close to local services. If access and visibility issues can be overcome the Highway Authority would not object if this site were included in the plan. Prior to development an ecology survey may be required.	1
MET 01	-	+	-/+	+		+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site MET 01 is a garden site completely within Lakenheath airfield safeguarding zone and partially within the conservation area. Subject to a safe access and safe visibility being achieved the Highway Authority would not object if this site were included in the plan. This site would be the Highway Authority's preferred site for this settlement.	May be suitable if designed sensitively to limit any impact upon the conservation area. Subject to a safe access and safe visibility being achieved the Highway Authority would not object if this site were included in the plan. This allocation would be one of the Highway Authorities preferred site for this settlement.	1
MET 18	-	+	+	-/+		+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site MET 18 is a residential site within an estate with prefabricated buildings and is completely within Lakenheath airfield safeguarding zone. This site is slightly remote but an access could be made onto Herbert Drive.	Yes. Subject to a safe access being made the Highway Authority would not object if this site were included in the plan.	1
MET 19	-	+	+	-/+		+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site MET 19 is a residential site within an estate with prefabricated buildings and is completely within Lakenheath airfield safeguarding zone. This site is slightly remote but an access could be made onto Herbert Drive.	Yes. Subject to a safe access being made the Highway Authority would not object if this site were included in the plan.	1
1248	-	+	+	-		+	+	+	+	+	+	+	+	+	+	+	+	+	-	The site is adj to the conservation area, identified as Grade 2 & 3 Agricultural land, the site is within the Lakenheath airfield safeguarding zone and partially outside built environment boundaries. There is no clear access to the public Highway	No - The Highway Authority would object if this site were included in the plan.	0
1250	-	+	+/-	-		+	+	+	+	+	+	+	+	+	+	+	+	-	-	Part of the site is within the conservation area, identified as Grade 3 Agricultural land, the site is within the Lakenheath airfield safeguarding zone and partially outside built environment boundaries, the local road network appears limiting	No - The Council is seeking to retain employment land unless the loss satisfies the parameters set out in CS policy CS10. Inadequate road network for the size of the site. Issues with access. The Highway Authority would object to the site at its current scale if it were included in the plan	0
1275																						0

Site Ref	Achievability													Deliverable/Developable			
	Proposed use (owner/agent)	Summary of constraints	Can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	Site capacity	Settlement cap	0-5 years	6-10 years	11-15 years	Notes	Total	
G59.1	none stated	Site proposed for consideration by landowner therefore considered available.		1	M	L						5			SAD allocation for 5 dwellings	5	
316	none stated	Site proposed for consideration by landowner therefore considered available.		1	M	L									Part allocated as SAD allocation G59.1	0	
G59.2	none stated	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L					15	10			SAD allocation for 25 dwellings	25	
588	none stated	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L									Part allocated as SAD allocation G59.2	0	
655	Housing, 4 dwellings	Site proposed for consideration by landowner therefore considered available.		1	M	L	13.40	1.90	24.00		35			21	site is outside of the SAD Development boundary. Could come forward after the current plan period.	21	
G59.4	Housing	Site proposed for consideration by a developer therefore considered available.				1	M	L			5				SAD allocation for 5 dwellings	5	
863	Housing	Site proposed for consideration by a developer therefore considered available.				1	M	L							Allocated with SAD as G59.4	0	
G59.3	Housing, 12-16 dwellings	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L					10				SAD allocation for 10 dwellings	10	
972	Housing, 12-16 dwellings	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L									Allocated with SAD as G59.3	0	
978	Housing, 60 dwellings	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	2.50	1.90	24.00	45.60	35			21	site is outside of the SAD DB. Could come forward after the current plan period.	21	
MET 01	Housing	Site proposed for consideration by landowner therefore considered available.		1	M	L	0.50	0.50	24.00		35		12		Site within the SAD development boundary so could come forward as a housing site	12	
MET 18	Housing 0-5 years min 15 dwellings - 6-10 years max 32 dwellings	Site proposed for consideration by landowner therefore considered available.		1	M	L	0.40	0.40	24.00		35		10		Site within the SAD development boundary so could come forward as a housing site	10	
MET 19	see met 18	Site proposed for consideration by landowner therefore considered available.		1	M	L	0.30	0.30	24.00		35		7		Site within the SAD development boundary so could come forward as a housing site	7	
1248	residential	Site proposed by land owner, so considered to be available		0												0	
1250	residential	Site proposed by land owner, so considered to be available		0												0	
1275	residential	Site proposed by land owner, so considered to be available		0											site could come forward as an infill	0	

	0-5 years	6-10 years	11-15 years	Total
Methwold	35	39	42	116

0-5 years	6-10 years	11-15 years	Total

Site Ref	Suitability Stage 1																	Suitability Stage 2						
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	Unacceptable flood risk	NNR	Ramsar	SAC	SPA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome	Accept/reject	Scale of development	Brownfield/Greenfield
587	Middleton	Middleton	RV	Agricultural / Recreational	Land at School Road,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Part of site within 25m of settlement.	N/A	1	-/+	-
1203	Middleton	Middleton/Tower End	SVAH	Agricultural	Land at Station Road	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development.	No	0		
G60.1	Middleton	Middleton	RV	Agricultural	Land south of Walter Howes Crescent.	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Part of site within 25m of settlement.	N/A	1	-/+	-
1204	Middleton	Middleton	RV	Agricultural	Land south of Walter Howes Crescent.	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Part of site within 25m of settlement.	N/A	1	-/+	-
68	North Runcion	North Runcion	SVAH	Vacant Field	Land curtilage rear of Ardees New Road	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Site further than 25m from higher order settlement.	Yes. Site subject to further consideration due to the possibility of urban expansion outlined in the Core Strategy.	1	+	-
465	North Runcion	North Runcion	SVAH	Vacant Field	Land west of Meadow Grove, (Grid Ref. TF6425157)	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Site further than 25m from higher order settlement.	Yes. Site subject to further consideration due to the possibility of urban expansion outlined in the Core Strategy.	1	+	-
661	North Runcion	North Runcion	SVAH	Vacant Field	Land to the rear of Stud Farm,	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Site further than 25m from higher order settlement.	Yes. Site subject to further consideration due to the possibility of urban expansion outlined in the Core Strategy.	1	+	-
1005	North Runcion	King's Lynn	SRC	Arable Farmland, small section of woodland	Land to the South East of A149 Queen Elizabeth Way and North East of A47 Constitution Hill,	-	+/-	+/-	+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 & 3 fluvial.	Yes. Unconstrained area may be suitable.	1	-/+	-
1095	North Runcion	North Runcion	SVAH	Agricultural	Land next to the A47 opposite Toll House	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Site further than 25m from higher order settlement.	Yes. Site subject to further consideration due to the possibility of urban expansion outlined in the Core Strategy.	1	+	-
1096	North Runcion	North Runcion	SVAH	Agricultural	Land next to Brook Farm, Rectory Lane	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Site further than 25m from higher order settlement.	Yes. Site subject to further consideration due to the possibility of urban expansion outlined in the Core Strategy.	1	+	-
1096	North Runcion	North Runcion	SVAH	Agricultural	Land adjacent Main Road	-	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	+	-
683	North Runcion	North Runcion	SVAH	Agricultural	Land At South East, (Land between the A10 & A47)	-	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Site within 25m of settlement.	N/A	1	+	-
1108	North Runcion	North Runcion	SVAH	Agricultural	Lynn (South East)	-	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Site within 25m of settlement.	N/A	1	+	-
KWW 01	North Runcion	North Runcion	SVAH		Constitution Hill	-	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Site within 25m of settlement.	N/A	1	+	-
1223	North Runcion	North Runcion	SVAH		Land north of Chequers Lane	-	+	+	+	+	+	+	+	+	+	+	+	+	+	site is at a distance from the 1998 development boundary	Yes - if brought forward as part of the West Winch Growth Area	1	+	-
1224	North Runcion	North Runcion	SVAH		Land south of Rectory Lane	+/-	+	+	+	+	+	+	+	+	+	+	+	+	+	Not all of the site is within 25m	Yes - if brought forward as part of the West Winch Growth Area	1	+/-	-

Site Ref	Safeguarded areas	Height/Slope	Historic environment	Impact on highways	Impact on services	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
587	-	+	+	-/+		-/+	+	-/+	+	-/+	+	+	-/+	-	+	+	+	+	-	Site 587 is a large greenfield site (agricultural grade 3) completely within Marham airfield safeguarding zone. The southern area of the site is constrained by a high pressure gas pipeline buffer zone, and has a community use including hall and playground. There are a number of TPO trees along the west boundary. Access is constrained in the north because any access would be directly on to the A47. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network.	Small scale development may be able to achieve a safe access onto School Rd. For views onto access from School Lane onto the A47, views should be sought from the Highway Agency. Site may be suitable depending on HSE comments relating to the gas pipeline	1
1203	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/			/
G60.1	-	+	+	+		+	+	-/+	+	+	+	+	-/+	+	+	+	+	+	-	Site G60.1 is a greenfield (agricultural grade 3) completely within Marham airfield safeguarding zone.		1
1204	-	+	+	+		+	+	-/+	+	+	+	+	-/+	+	+	+	+	+	-	Site 1204 is a large greenfield (agricultural grade 3) completely within Marham airfield safeguarding zone.	If allocation is suitable a reduced site area would be appropriate in a rural village.	1
68	-	+	+	+		+	+	-/+	+	+	+	+	+	+	+	+	+	+	-	Site 68 is greenfield (agricultural grade 3) outside the built environment boundaries which potentially forms part of the King's Lynn urban expansion area. It is completely within the Marham airfield safeguarding area and has a number of TPO's.	Runcton, which is designated as a smaller village and hamlet by the Core Strategy and as such does not receive any specific site allocations. In relation to the Growth Area this site is detached. Subject to a safe access the Highway Authority would not object to this	0
465	-	+	+	-		-/+	+	+	+	-/+	+	+	+	+	+	+	+	+	-	Site 465 is greenfield (agricultural grade 3) outside the built environment boundaries which potentially forms part of the King's Lynn urban expansion area. It is completely within the Marham airfield safeguarding area, the majority of the site is within the high pressure gas pipeline buffer zone.	Suitability depends on HSE comments relating to the gas pipeline. This site is located within the settlement of North Runcton, which is designated as a smaller village and hamlet by the Core Strategy and as such does not receive any specific site allocations. In relation to the Growth Area this site is not only detached, reflected by a negative score in the factor for 'highways & transport', but could also have a negative impact upon the heritage, form and character of North Runcton.	0
661	-	+	+	-		-/+	+	+	+	-/+	+	+	+	+	+	+	+	+	-	Site 661 is greenfield (agricultural grade 3) outside the built environment boundaries which potentially forms part of the King's Lynn urban expansion area. It is completely within the Marham airfield safeguarding area, the majority of the site is within the high pressure gas pipeline buffer zone.	Suitability depends on HSE comments relating to the gas pipeline. This site is located within the settlement of North Runcton, which is designated as a smaller village and hamlet by the Core Strategy and as such does not receive any specific site allocations. In relation to the Growth Area this site is not only detached, reflected by a negative score in the factor for 'highways & transport', but could also have a negative impact upon the heritage, form and character of North Runcton.	0
1005	-/+	-/+	+	-		-/+	+	+	+	-	+	+	+	+	+	+	+	+	-	Site 1005 is a large greenfield site outside the built environment boundaries and a mix of grade 2 and 3 agricultural land. The site is partially within the Marham airfield safeguarding area and partially within a minerals consultation area. The southern most tip is situated within a high pressure gas pipeline buffer area and the northern boundary along Queen Elizabeth Way (A149).	This site is large detached from the growth area and North Runcton	0
1095	-		+			-/+	+	+			+	+	+				+	+	-	Site 1095 is greenfield outside the built environment boundaries which potentially forms part of the King's Lynn urban expansion area. It is completely within the Marham airfield safeguarding area, the majority of the site is within the high pressure gas pipeline buffer zone. Is a mix of grade 2 and 3 agricultural land.	This sites sit within the gap between the Growth Area and North Runcton, this results in a negative impact upon townscape/landscape/amenity as one of the Plan's aims is to maintain a gap ensuring that North Runcton remains a distinctive settlement separated from the Growth Area and the associated new link-road. Development of this site would reduce or remove this gap and therefore impact negatively on the form and character of North Runcton.	0
1096	-		+			-/+	+	+			+	+	+				+	+	-	Site 1096 is greenfield outside the built environment boundaries, which potentially forms part of the King's Lynn urban expansion area. It is completely within the Marham airfield safeguarding area, the majority of the site is within the high pressure gas pipeline buffer zone. Is a mix of grade 2 and 3 agricultural land.	Yes	1
1096	-		+			-/+	+	+			+	+	+				+	+	-	Site 569 is greenfield grade 2 agricultural outside the built environment boundaries, which potentially forms part of the King's Lynn urban expansion area. It is completely within the Marham airfield safeguarding area, the majority of the site is within the high pressure gas pipeline buffer zone.	Yes	1
683	-		+			-/+	+	+			+	+	+				+	+	-	Site 683 is a greenfield site outside the built environment boundaries which potentially forms part of the King's Lynn urban expansion area. It is partially within a high pressure gas pipeline buffer zone, completely within the Marham airfield safeguarding area and is a mix of grade 2 and 3 agricultural land.	Yes	1
1108	-		+			-/+	+	+			+	+	+				+	+	-	Site 1108 is a greenfield site outside the built environment boundaries, which potentially forms part of the King's Lynn urban expansion area. It is partially within a high pressure gas pipeline buffer zone and completely within the Marham airfield safeguarding area and is a mix of grade 2 and 3 agricultural land.	Yes	1
KVWV 01	-/+		+			-/+	+	+			+	+	+				+	+	-	Site KVWV 01 is a greenfield site outside the built environment boundaries, which potentially forms part of the King's Lynn urban expansion area. It is partially within a high pressure gas pipeline buffer zone and the Marham airfield safeguarding area and is a mix of grade 2 and 3 agricultural land.	Yes	1
1223	-	+	+	+		+/-	+	+	+	+	+	+	+	+	+	+	+	+	-	Site completely within the Marham airfield safeguarding area. Partially within the high pressure gas pipeline buffer zone. The land is grade 2 agricultural	Yes - depending on HSE comments relating to the gas pipeline.	1
1224	-	+	+	+		+/-	+	+	+	+/-	+	+	+	+	+	+	+/-	+	-	Site completely within the Marham airfield safeguarding area. Partially within the high pressure gas pipeline buffer zone. The land is grade 2 agricultural. Part of the site occupies land that runs into North Runcton Village. This site has a public right of way within it, and is close to heritage assets and a TPO area.	Yes - depending on HSE comments relating to the gas pipeline. Not to develop the entire site as this could have a negative impact upon North Runcton. A good design scheme	1

Site Ref				Achievability		Deliverable/Developable										Notes	Total
	Proposed use (owner/agent)	Summary of constraints	Can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	Site capacity	Settlement cap	0-5 years	6-10 years	11-15 years			
587	New Village Hall, Retail Units, pre-school nursery, doctors surgery, Bus Stop, Sustainable Residential use.	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	6.40	0.40	24.00			13			9	site is outside of the SAD development boundary. Could come forward after the current plan period.	9
1203																	0
G60.1	Residential	Site proposed for consideration by landowner through an Agent therefore considered available.										15				SAD allocation for 15 dwellings	15
1204	Residential	Site proposed for consideration by landowner through an Agent therefore considered available.														Part allocated as G60.1 within the SAD	0
68	Residential															Could come forward as small numbered infill site under DM3	0
465																	0
661																	0
1005	Housing on land outside flood zone 3, up to 1200-1500 dwellings / Employment on land within flood zone 3															This site is assessed within the King's Lynn Sheet	0
1095																	0
1096				1	M	L										Allocated within SAD as part of The West Winch Growth Area, E2.1	0
1096				1	M	L										Allocated within SAD as part of The West Winch Growth Area, E2.1	0
683				1	M	L										Allocated within SAD as part of The West Winch Growth Area, E2.1	0
1108				1	M	L										Allocated within SAD as part of The West Winch Growth Area, E2.1	0
KVVV 01				1	M	L										Allocated within SAD as part of The West Winch Growth Area, E2.1	0
1223	residential	Site proposed by land owner and an agent, so considered to be available		1												Counted as SAD Allocation E2.1	0
1224	residential	Site proposed by land owner and an agent, so considered to be available		1												Counted as SAD Allocation E2.1	0

Middleton	15	0	9	24
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Site Ref	Suitability Stage 1																	Suitability Stage 2						
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	Unacceptable flood risk	NNR	Ramsar	SAC	SPA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome	Accept/reject	Scale of development	Brownfield/Greenfield
1225	North Runcion	North Runcion	SVAH		Land North of Rectory Lane	+/-	+	+	+	+	+	+	+	+	+	+	+	+	+	Not all of the site is within 25m	Yes - if brought forward as part of the West Winch Growth Area	1	+/-	-
1240	North Runcion	North Runcion	SVAH		Land at Ivy Cottage, Rectory Lane	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Site is just beyond the 25m line and within tidal zone 2	Yes - if allocated as part of the West Winch Growth Area	1	+	-
1241	North Runcion	North Runcion	SVAH		Land at Burbeck House, Rectory Lane	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Site is just beyond the 25m line and within tidal zone 2	Yes - if allocated as part of the West Winch Growth Area	1	+	-
1276	North Runcion	North Runcion	SVAH		Land adj. 40 New Road	/	/	/	/	/	/	/	/	/	/	/	/	/	/	Site not capable of accommodating 5 dwellings	no	0	/	/
538	Northwold	Northwold	KRSC	Agricultural & Woodland	Land between West End and Thetford Road,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Part of site within 25m of settlement.	N/A	1	+	-
889	Northwold	Northwold	KRSC	Vacant. Previously builders storage & pony paddock	Land at 2 & 8 High Street	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Entire site within settlement boundary.	N/A	1	+	-
1197	Northwold	Northwold	KRSC	Agricultural	Site north of Methwold Road & south of Normandy Close	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portions of site within settlement and within 25m of settlement boundary.	N/A	1	+/-	-
1278	Northwold	Northwold	KRSC	not stated	Land off Methwold Road, Northwold	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement.	N/A	1	+	-
85	Outwell	Outwell	SAKLO TMT	Agricultural	Land between 379 and 385 Wisbech Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified constraints. Part of site within 25m of settlement.	N/A	0	+	-
G104.6	Outwell	Outwell	KRSC	Agricultural	Two pieces of Land off Robbs Chase	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints.	N/A	1	+	-
104	Outwell	Outwell	KRSC	Agricultural	Two pieces of Land off Robbs Chase	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints.	N/A	1	+	-
129	Outwell	Outwell	KRSC	Agricultural	Land off Church Drove	+	-	-	+	+	+	+	+	+	+	+	+	+	+	Site constrained by fluvial flood zones 2 and 3. Therefore the site falls the principles of a sequential approach to development. Constraints cannot be overcome.	Additional support for the site provided by the Parish Council in the Site Specific Allocations & Policies DPD regarding the Well Creek. However the EA state that the site is outside flood zone 1. Therefore the site falls the principles of a sequential approach to development. Constraints cannot be overcome.	0	/	/
137	Outwell	Outwell	KRSC	Agricultural	Land Back Lane/Basin Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified constraints.	N/A	1	+	-
234	Outwell	Outwell	KRSC	Agricultural	Land fronting Langhorns Lane,	+	-	-	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by fluvial flood zone 2 and 3.	Additional support for the site provided by the Landowner (including a Flood Risk Assessment) in the Site Specific Allocations & Policies DPD. Site fails the principles of a sequential approach to development outlined. Constraints cannot be overcome.	0	/	/
G104.5	Outwell	Outwell	KRSC	Agricultural	Land at Wisbech Road,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Part of site within 25m of settlement.	N/A	1	+	-
236	Outwell	Outwell	KRSC	Agricultural	Land at Wisbech Road,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Part of site within 25m of settlement.	N/A	1	+	-
244	Outwell	Outwell	KRSC	Car breakers yard	Land East of 10 Wisbech Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Part of site within 25m of settlement.	N/A	1	+	+
332	Outwell	Outwell	KRSC	Agricultural	Orchard Barn, Cottons Head,	-	+	+	+	+	+	+	+	+	+	+	+	+	+	The site is situated more than 25m from the newly formed "Development Boundary" for the settlement.	Additional support for the site provided by the Landowner in the Site Specific Allocations & Policies DPD. However constraint cannot be overcome.	0	/	/

Site Ref	Safeguarded areas	Height/Slope	Historic environment	Impact on highways	Impact on services	Major utilities	Environmental Designations	TPO	Biodiversity	Landscapescape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
1225	-	+	+	+	+	+/-	+	+	+	+/-	+	+	+	+	+	+	+/-	+	-	Site completely within the Marham airfield safeguarding area. Partially within the high pressure gas pipeline buffer zone. The land is grade 2 agricultural. A public right of way runs along the site's eastern boundary.	Yes - depending on HSE comments relating to the gas pipeline.	1
1240	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	-	Site is within an airfield safeguard zone and is classified as grade 2 agricultural land.	Yes	1
1241	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	-	Site is within an airfield safeguard zone and is classified as grade 2 agricultural land.	Yes	1
1276	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/			0
538	-	+	+/-	-		+	+	+/-	+	+	+	+	+	+	-	+	+	+	-	Site 538 is a greenfield site (agricultural grade 3) outside the built environment boundaries, completely within the Marham airfield safeguarding area, a possible waste disposal site and adjacent to the conservation area. There is a group of TPO's. The Highway Authority would object if the site were included in the plan following a desk based exercise they considered the site remote from the settlement.	The site is considered unsuitable on highways grounds.	1
889	-	+	-	-		+	+	+/-	+	+	+	+	+	+	+	+	+	+	-	Site 889 is a greenfield site completely within the Marham airfield safeguarding area and the conservation area. It is grade 3 agricultural land. There appears to be suitable habitat for biodiversity. The Highway Authority would object if this site were included in the plan as following a desk based exercise safe access from this site was considered difficult.	The site is considered unsuitable on highways grounds.	1
1197	-	+	+	-		+	+	+	+	+/-	+	+	+/-	+	+	+	+	+	-	Site 1197 is wholly within Marham - Plan B Airfield safeguarding zone. Development on the site would result in the loss of grade 2 agricultural land. Part of the site has a livery business in operation. Norfolk County Council Highways Officer states that there is no clear means of access to A134. Access to the side road inadequate. This site should not be considered for housing.	The site is considered unsuitable on highways grounds.	0
1278	-	+	+	-	+	+	+	+	+	-	+	+	+	+	+	+	+	+	-	Development of this site would constitute an undesirable form of backland development. The Highway Authority would object to this allocation, they consider the access to be inadequate.	no	0
85	+	+	+	-		+	+	+	+	+	+	-	+	+	-	+	+	+	-	Site 85 is a greenfield location outside the built environment boundaries and grade 1 agricultural land. Completely within a possible waste disposal area. Highway concerns relating to access on bend and near roundabout. Distance to services too far for walking. Development of anything more than the frontage would have a detrimental impact upon the form and character of the surroundings.	Additional support for the site provided by the Parish Council in the Site Specific Allocations & Policies DPD. However there is a technical issue in that Highway Authority would object if this site were included in the plan as the site is remote from the settlement.	0
G104.8	+	+	+	+		+	+	+	+	+	+	+	+	+	+	+	+	+	-	Site 104 is a greenfield location outside the built environment boundaries and grade 1 agricultural land. Subject to a safe access being made the Highway Authority would not object if this site were included in the plan.	Additional support for the site provided by the Parish Council in the Site Specific Allocations & Policies DPD. As a part of site 104/434/1085 the impact upon landscape & amenity is reduced as development of the larger site would not be in-keeping with the settlement pattern currently seen at this locality, it would also encroach into the countryside and result in the loss of an increased level of Grade 1 agricultural land.	1
104	+	+	+	+		+	+	+	+	+	+	+	+	+	+	+	+	+	-	Site 104 is a greenfield location outside the built environment boundaries and grade 1 agricultural land. Subject to a safe access being made the Highway Authority would not object if this site were included in the plan.	Additional support for the site provided by the Parish Council in the Site Specific Allocations & Policies DPD.	1
129	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/			0
137	+	+	+	-		+	+	+/-	+/-	+	-	+	+	-	+	+	+	+	-	Site 137 is a greenfield location outside the built environment boundaries and grade 1 agricultural land. Completely within a possible waste disposal area. Distance to services too far for walking. The Highway Authority would object if this site were included in the plan as the site is remote from the settlement. There are mature hedgerows present which appear to be suitable habitat for biodiversity. The edge of settlement nature of the site would impact upon the landscape.	Additional support for the site provided by the Landowners, Agent in the Site Specific Allocations & Policies DPD regarding proximity to services. However the site remain unacceptable in highway terms due to distance from services.	0
234	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/			0
G104.5	+	+	+	+/-		+	+	+	+	+	-	+	+	+	+	+	+	+	-	Site G104.5 is a greenfield location outside the built environment boundaries, grade 1 agricultural land and completely within a possible waste disposal area. Poor visibility at access.	Subject to a safe access being made the Highway Authority would not object if this site were included in the plan.	1
236	+	+	+	+/-		+	+	+	+	+	-	+	+	+	+	+	+	+	-	Site 236 is a greenfield location outside the built environment boundaries, grade 1 agricultural land and completely within a possible waste disposal area. Poor visibility at access.	Subject to a safe access being made the Highway Authority would not object if this site were included in the plan.	1
244	+	+	+	+/-		+	+	+	+	+	-	+	+	+	+	+	+	+	-	Site 244 is a brownfield site outside the built environment boundaries and completely within a possible waste disposal area. Possible visibility issues at the access.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. Subject to a safe access being made the Highway Authority would not object if this site were included in the plan. The Council is seeking to retain employment land unless the loss satisfies the parameters set out in CS policy CS10.	1
332	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/			0

Site Ref				Achievability		Deliverable/Developable										Total
	Proposed use (owner/agent)	Summary of constraints	Can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	Site capacity	Settlement cap	0-5 years	6-10 years	11-15 years	Notes	
1225	residential	Site proposed by land owner and an agent, so considered to be available		1											Counted as SAD Allocation E2.1	0
1240	residential	Site proposed by land owner, so considered to be available		1											Counted as SAD Allocation E2.1	0
1241	residential	Site proposed by land owner, so considered to be available		1											Counted as SAD Allocation E2.1	0
1276	2 residential dwellings	Site proposed for consideration by landowner and later through an Agent therefore considered available.		0											Could come forward as an infill development under DM3	0
538	Housing, Approx. 30 primarily conventional, possibly affordable	Site proposed for consideration by landowner through an Agent therefore considered available.		0												0
889	Housing	Site proposed for consideration by landowner therefore considered available.		0												0
1197	Housing	Site proposed for consideration by landowner therefore considered available.		0												0
1278	residential	Site proposed by land owner, so considered to be available		0												0
85		Site proposed for consideration by landowner and through two Agents (site refs: 802, 727, 85) therefore considered available.		0												0
G104.6	Affordable Housing	Site proposed for consideration by landowner and through two Agents (site refs: 1085,434 & 104) therefore considered available.		1								21	14		Site allocated in the SAD for 35 dwellings	35
104	Affordable Housing	Site proposed for consideration by landowner and through two Agents (site refs: 1085,434 & 104) therefore considered available.		1											Site part allocated as G104.6 in the SAD	0
129	Residential															0
137		Site proposed for consideration by landowner therefore considered available.		1												0
234	Residential															0
G104.5	Residential	Site proposed for consideration by landowner through an agent and Outwell Parish Council (site ref's 961 & 236) therefore considered available.		1	M	L						5			SAD allocation for 5 dwellings	5
236	Residential	Site proposed for consideration by landowner through an agent and Outwell Parish Council (site ref's 961 & 236) therefore considered available.		1											Site allocated within the SAD as G104.5	0
244	none stated	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	M	0.50	0.50	24.00			64		12	Site outside of SAD development boundary, could come forward as a potential housing site after the current plan period, 2026.	12
332	none stated	Site proposed for consideration by landowner therefore considered available.		0												0

	0-5 years	6-10 years	11-15 years	Total
Outwell	26	48	24	98

Site Ref	Suitability Stage 1																	Suitability Stage 2							
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	Unacceptable flood risk	NNR	Ramsar	SAC	SPA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome	Accept/reject	Scale of development	Brownfield/Greenfield	
369	Outwell	Outwell	KRSC	Agricultural open land	Land off Church Drive,	+	-	-	+	+	-/+	+	+	+	+	+	+	+	+	+	Site is at risk of fluvial flooding and is partially within flood hazard zone.	Additional support for the site provided by the Parish Council in the Site Specific Allocations & Policies DPD regarding the Well Creek. However the EA state that the site is outside flood zone 1. Therefore the site fails the principles of a sequential approach to development. Constraints cannot be overcome.	0		
380	Outwell	Outwell	KRSC	open land paddock / agricultural land associated with the former equestrian centre.	Land to the rear of Pious Drove	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	+	-
387	Outwell	Outwell	KRSC	Agricultural	Land between Well Creek Road and Church Drove,	+	-	-	+	+	-/+	+	+	+	+	+	+	+	+	+	Site is at risk of fluvial flooding and is partially within flood hazard zone.	Additional support for the site provided by the Parish Council in the Site Specific Allocations & Policies DPD. However the site fails the principles of a sequential approach to development outlined in PPS25. Constraints cannot be overcome.	0		
394	Outwell	Outwell	KRSC	open land /agricultural	Land at Hall Road,	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site is further than 25m from existing settlement boundary.	Additional support for the site provided by the Parish Council in the Site Specific Allocations & Policies DPD. Constraints cannot be overcome.	0		
395	Outwell	Outwell	KRSC	agricultural land with buildings upon it.	Land at Creek Road,	+	-	-	+	+	-/+	+	+	+	+	+	+	+	+	+	Site is at risk of fluvial flooding and is partially within flood hazard zone.	Additional support for the site provided by the Parish Council in the Site Specific Allocations & Policies DPD. However the site fails the principles of a sequential approach to development outlined in PPS25. Constraints cannot be overcome.	0		
414	Outwell	Outwell	KRSC	open land /agricultural	Land at Hall Road,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Site within 25m of settlement.	N/A	1	+	-
434	Outwell	Outwell	KRSC	open agricultural land	Land r/o Isle Bridge Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Site within 25m of settlement.	Part of site potentially suitable.	1	+	-
473	Outwell	Outwell	KRSC		Beaupre Lodge, Beaupre Avenue,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Site within 25m of settlement.	N/A	1	+	+
523	Outwell	Outwell	KRSC	Agricultural	Land west of Isle Road,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Site within 25m of settlement.	N/A	1	+	-
526	Outwell	Outwell	KRSC	Storage/Chicken Farm	Golding's Nurseries on land at Hall Road,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Site within 25m of settlement.	N/A	1	+	+
530	Outwell	Outwell	KRSC	Agricultural	Land off Hall Road,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Site within 25m of settlement.	N/A	1	+	-
727	Outwell	Outwell	KRSC	Agricultural	Land between 379 and 385 Wisbech road,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Very small part of site within 25m of settlement.	N/A	0	+	-
728	Outwell	Outwell	KRSC	Residential	Land adjacent 52 Downham Road,	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	Site is wholly within fluvial flood zone 2 and 3.	Additional support for the site provided by the Parish Council in the Site Specific Allocations & Policies DPD. Site fails the principles of a sequential approach to development. Constraints cannot be overcome.	0		
802	Outwell	Outwell	KRSC	Vacant	Land Between 379 & 385 Wisbech Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Very small part of site within 25m of settlement.	N/A	0	+	-
927	Outwell	Outwell	KRSC	Agricultural	Land Fronting Langhorns Lane, North of Kirton House, PE14 8SG	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	Site is wholly within fluvial flood zone 2 and 3.	Additional support for the site provided by the Parish Council in the Site Specific Allocations & Policies DPD. Site fails the principles of a sequential approach to development. Constraints cannot be overcome.	0		

Site Ref	Safeguarded areas	Height/Slope	Historic environment	Impact on highways	Impact on services	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject	
366	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	0
380	+	+	+	-/+		+	+	+	-/+	-	+	+	+	+	-/+	+	+	+	-	Site 380 is a greenfield location outside the built environment boundaries and grade 1 agricultural land. An attractive piece of land which adds something to the open character of the setting.	Subject to a safe access and local improvements being made to the footway network the Highway Authority would not object if this site were included in the plan.	1	
387	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	0
394	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	0
396	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	0
414	+	+	+	-		+	+	+	+	+	+	-	+	+	-/+	+	+	+	-	Site 414 is a greenfield site outside the built environment boundaries grade 1 agricultural currently used as a nursery. Distance to services may be too far for walking. The site is completely within a possible waste disposal area. The Highway Authority would object if this site were included in the plan as the site is remote from the settlement but is considered suitable in this regard due to being close to a number of services.	The Highway Authority would object if this site were included in the plan as they consider the site to be remote.	1	
434	+	+	+	-/+		+	+	+	+	+	+	+	+	+	+	+	+	+	-	Site 434 is a greenfield location outside the built environment boundaries and grade 1 agricultural land. Subject to a safe access being made the Highway Authority would not object if this site were included in the plan.	Additional support for the site provided by the Parish Council in the Site Specific Allocations & Policies DPD.	1	
473	+	+	+	-/+		+	+	+	+	+	+	+	-/+	+	-	+	+	+	+	Site 473 is currently in residential use outside the built environment boundaries and partially within a possible waste disposal area. Access is gained via a long private drive which appears unsuitable, however the property is at the end of Beaugre Ave (Cul de Sac) which may be suitable. Distance to services too far for walking.	The Highways Authority have not commented on this site but Officers feel that following a site visit access could be suitable	1	
523	-/+	+	+	+		+	+	+	+	-/+	+	+	+	+	+	+	+	+	-	Site 523 is a greenfield site wholly within the safeguarded area of a possible waste disposal site. Development of the site would result in the loss of grade 1 agricultural land. The site would provide an extension to an existing modern development and would extend further in to the countryside away from the original linear pattern.	The eastern portion of this site has already been developed.	1	
526	+	+	+	+		+	+	+	+	+	+	-	+	+	-/+	+	+	-	+	Site 526 is a brownfield site outside the built environment boundaries currently used as a nursery and completely within a possible waste disposal area. Distance to services too far for walking. The Highway Authority would object if this site were included in the plan as the site is remote from the settlement.	The Council is seeking to retain employment land unless the loss satisfies the parameters set out in CS policy CS10. The Highway Authority would object if this site were included in the plan as they consider the site to be remote	1	
530	+	+	+	-/+		+	+	+	+	-/+	+	-	+	+	-/+	+	+	+	-	Site 530 is a greenfield location outside the built environment boundaries, almost completely within a possible waste disposal area and is grade 1 agricultural land. The Highway Authority would object if this site were included in the plan as the site is remote from the settlement but is considered suitable in this regard due to being close to a number of services. Edge of settlement nature of the site would result in impact upon the landscape, there are a number of TPO trees along the frontage.	The Highway Authority would object if this site were included in the plan as they consider the site to be remote.	0	
727	+	+	+	-		+	+	+	+	+	+	-	+	+	-/+	+	+	+	-	Site 727 is a greenfield location outside the built environment boundaries and grade 1 agricultural land. Completely within a possible waste disposal area. Highway concerns relating to access on bend and near roundabout. Distance to services too far for walking. Development of anything more than the frontage would have a detrimental impact upon the form and character of the surroundings.	However there is a technical issue in that Highway Authority would object if this site were included in the plan as the site is remote from the settlement.	0	
728	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	0
802	+	+	+	-		+	+	+	+	+	+	-	+	+	-	+	+	+	-	Site 802 is a greenfield location outside the built environment boundaries and grade 1 agricultural land. Completely within a possible waste disposal area. Highway concerns relating to access on bend and near roundabout. Distance to services too far for walking. Development of anything more than the frontage would have a detrimental impact upon the form and character of the surroundings.	Additional support for the site provided by the Parish Council in the Site Specific Allocations & Policies DPD. However there is a technical issue in that Highway Authority would object if this site were included in the plan as the site is remote from the settlement.	0	
927	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	0

Site Ref				Achievability		Deliverable/Developable										Total	
	Proposed use (owner/agent)	Summary of constraints	Can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	Site capacity	Settlement cap	0-5 years	6-10 years	11-15 years	Notes		
369	Residential																0
380	Housing	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	0.30	0.30	24.00			64			7	Site outside of SAD development boundary, could come forward as a potential housing site after the current plan period, 2026.	7
387	Residential																0
394	Housing																0
395	Housing																0
414	Housing	Site proposed for consideration by Outwell Parish Council and the landowner and through two Agents (site refs: 414, 526 & 1082) therefore considered available.															0
434	Housing	Site proposed for consideration by landowner and through two Agents (site refs: 1085, 434 & 104) therefore considered available.		1	M	L										Site part allocated as G104.6 in the SAD	0
473	Residential 16-20 dwellings	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	1.08	0.97	24.00	23.20	64			23	Site is within the SAD development boundary and could come forward as a housing site	23	
523	none stated	Site proposed for consideration by landowner through an Agent therefore considered available.			M	L	0.52	0.46	24	11.20	64			11	Site is within the SAD development boundary and could come forward as a housing site	11	
526	Residential up to 40 units	Site proposed for consideration by Outwell Parish Council and the landowner and through two Agents (site refs: 414, 526 & 1082) therefore considered available.		1													0
530		Site proposed for consideration by landowner through an Agent therefore considered available.		1													0
727	none stated	Site proposed for consideration by landowner and through two Agents (site refs: 802, 727, 85) therefore considered available.		0													0
728	Residential																0
802	Housing, Approx. 30 dwellings	Site proposed for consideration by landowner and through two Agents (site refs: 802, 727, 85) therefore considered available.															0
927	Housing, 2 dwellings																0

Site Ref	Suitability Stage 1																	Suitability Stage 2						
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	Unacceptable flood risk	NNR	Ramsar	SAC	SPA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome	Accept/reject	Scale of development	Brownfield/Greenfield
932	Outwell	Outwell	KRSC	Agricultural	Land lying south-east of house on Well Creek Road	+	-	-/+	+	+		+	+	+	+	+	+	+	+	Site is wholly within fluvial flood zone 2 and 3. Site is partially within flood hazard zone.	Additional support for the site provided by the Parish Council in the Site Specific Allocations & Policies DPD. Site fails the principles of a sequential approach to development. Constraints cannot be overcome.	0		
958	Outwell	Outwell	KRSC	Agricultural	Land at Langhorns Lane	+	-	-	+	+		+	+	+	+	+	+	+	+	Site is wholly within fluvial flood zone 2 and 3.	Additional support for the site provided by the Parish Council in the Site Specific Allocations & Policies DPD. Site fails the principles of a sequential approach to development. Constraints cannot be overcome.	0		
959	Outwell	Outwell	KRSC	Agricultural	Land adjacent to Charn Wood House, Hall Road	-	+	+	+	+		+	+	+	+	+	+	+	+	Site is further than 25m from existing settlement boundary.	Additional support for the site provided by the Parish Council in the Site Specific Allocations & Policies DPD, however the constraints cannot be overcome.	0		
960	Outwell	Outwell	KRSC	Agricultural	Land off Basin Road	+	+	+	+	+		+	+	+	+	+	+	+	+	No identified severe constraints. Site within 25m of settlement.	Part of site potentially suitable.	1	+	-
961	Outwell	Outwell	KRSC	Stables / Residential	Land off Wisbech Road	+	+	+	+	+		+	+	+	+	+	+	+	+	No identified severe constraints. Site within 25m of settlement.	Part of site potentially suitable.	1	+	-
962	Outwell	Outwell	KRSC	Agricultural	Land on Church Drove	+	-	-	+	+		+	+	+	+	+	+	+	+	Site is wholly within fluvial flood zone 2 and 3.	Additional support for the site provided by the Parish Council in the Site Specific Allocations & Policies DPD regarding the Well Creek. However the EA state that the site is outside flood zone 1. Therefore the site fails the principles of a sequential approach to development outlined in PPS25. Constraints cannot be overcome.	0		
1082	Outwell	Outwell	KRSC	Industrial / Agricultural	Land adjacent to Magnolia Lodge, Hall Road	-	+	+	+	+		+	+	+	+	+	+	+	+	Site is further than 25m from existing settlement boundary.	May be considered alongside site 526 or 414.	1	+	+
1085	Outwell	Outwell	KRSC	Agricultural	Land surrounding Isle Bridge Road, Outwell	+	+	+	+	+		+	+	+	+	+	+	+	+	No identified severe constraints. Site within 25m of settlement.	Part of site potentially suitable.	1	+	-
1202	Outwell	Outwell	KRSC	Residential/ Paddocks	Land to the rear of 136 Wisbech Road	+	+	+	+	+		+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portions of site within settlement and within 25m of settlement boundary.	N/A	1	+	-
319	Runcton Holme	Runcton Holme	RV	Woodland / Vacant Field	Land at Runcton Holme House, Downham Road	+	-/+	-/+	+	+		+	+	+	+	+	+	+	+	Partially within flood zones 2 & 3 fluvial.	Yes. Unconstrained area may be suitable.	1	-/+	-
G72.1	Runcton Holme	Runcton Holme	RV	Agricultural	Land at School Road,	+	+	+	+	+		+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	+	-
512	Runcton Holme	Runcton Holme	RV	Agricultural	Land at School Road,	+	+	+	+	+		+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	-/+	-

Site Ref	Safeguarded areas	Height/Slope	Historic environment	Impact on highways	Impact on services	Major utilities	Environmental Designations	TPO	Biodiversity	Landscapes/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
932	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	0
958	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	0
959	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	0
960	+	+	+	-		+	+	+	-/+	-/+	+	-	+	+	-	+	+	+	-	Site 960 is a greenfield location outside the built environment boundaries and grade 1 agricultural land. Completely within a possible waste disposal area. Distance to services too far for walking. The Highway Authority would object if this site were included in the plan as the site is remote from the settlement. Mature hedgerows ecology report would be required. The edge of settlement nature of the site would impact upon the landscape. There appears to be suitable habitat for biodiversity.	Site is unacceptable in highway terms due to its proximity to the services.	0
961	+	+	+	-/+		+	+	+	+	+	+	-	+	+	+	+	+	+	-	Site 961 is a mix of greenfield and brownfield outside the built environment boundaries, grade 1 agricultural land and completely within a possible waste disposal area. Poor visibility at access.	object to a safe access being made the Highway Authority would not object if this site were included in the plan.	1
962	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	0
1082	+	+	+	-		+	+	+	+	+	+	-	+	+	-/+	+	+	+	+	Site 1082 is a brownfield site outside the built environment boundaries currently used as a nursery. Distance to services may be too far for walking. The site is completely within a possible waste disposal area. The Highway Authority would object if this site were included in the plan as the site is remote from the settlement.	The Highway Authority would object if this site were included in the plan as they consider the site to be remote.	1
1085	+	+	+	-/+		+	+	+	+	+	+	+	+	+	+	+	+	+	-	Site 1085 is a greenfield location outside the built environment boundaries and grade 1 agricultural land. Subject to a safe access being made the Highway Authority would not object if this site were included in the plan.	Additional support for the site provided by the Parish Council in the Site Specific Allocations & Policies DPD.	1
1202	-	-	+	+		+	+	+	+	-	+	+	+	+	+	+	+	+	-	Site 1202 is a greenfield site wholly within a possible waste disposal site. Development of this site would result in the loss of grade 1 agricultural land. Would be little impact on the townscape/landscape at the front of the site but development to the rear of the site would impact on the fen landscape. The site should not be developed in its entirety as this would not complement the form and character of the area and would represent backland development.	The impact upon the form and character of the area would be unacceptable if the site were developed in its entirety. An area on the front of the site may be suitable subject to Conservation Officer approval. This site is located on the edge of the existing settlement with walking links to services and facilities. Subject to a safe access and localised footpath improvements, the Highway Authority would not object if this site were identified as a strategic housing site.	1
319	-	+	+	-/+		+	+	-/+	-/+	-/+	+	+	+	+	-/+	+	+	+	-	Site 319 is a large garden and meadow site (grade 3) outside the built environment boundaries, completely within the Marham airfield safeguarding area with numerous TPO's. Edge of settlement with poor access to services. Good design would be required to limit any impact upon neighbouring properties. The access road would not be appropriate for large scale development. There appears to be suitable habitat for biodiversity. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network.	Any design would have to consider TPO's. In the western area of the site a grade II building and its associated grounds are located; this means that development at this location could potentially have a detrimental impact upon the setting of the listed building. Further discussion with the Highways Authority would be required prior to allocation. Prior to development an ecology survey may be required.	1
G72.1	-	+	+	+		+	+	+	-/+	+	+	+	+	+	+	+	+	+	-	The site is a smaller part of Site 512, results in the loss of less high grade agricultural land (grade 2). Development here would also be a good fit with the existing settlement pattern as it would be in the form of a ribbon frontage development. It would also represent a natural extension of the village as the site's westerly boundary meets existing development that marks the current development boundary of the settlement. The site would also have less of impact upon the local landscape than the whole of Site 512. Views into the site would be seen as in context with the existing settlement. There is an existing foot path located upon the southern side of School Road.	Providing that a safe and appropriate access with good visibility is provided, along with improvements to the footpath network, the Highway Authority would not object to small scale development.	1
512	-	+	+	-/+		+	+	+	-/+	-/+	+	+	+	+	-/+	+	+	+	-	Site 512 is a large greenfield site outside the built environment boundaries, completely within the Marham airfield safeguarding area and grade 2 agricultural land. The land would be large for allocation in this settlement, only part of the site may be suitable is on road frontage but this would result in ribbon development and a negative impact upon landscape and townscape. Poor access to services in this settlement. There appears to be suitable habitat for biodiversity. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network.	If appropriate site area should be reduced. If allocating consultation with DEFRA would be required. Prior to development an ecology survey may be required. Further discussion with the Highways Authority would be required prior to allocation.	1

Site Ref	Proposed use (owner/agent)	Summary of constraints	Can constraints be overcome?	Achievability		Deliverable/Developable										Total	
				Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	Site capacity	Settlement cap	0-5 years	6-10 years	11-15 years	Notes		
932																	0
958																	0
959																	0
960		Site proposed for consideration by landowner and the Outwell Parish Council considered available see site ref.137.															0
961		Site proposed for consideration by landowner through an agent and Outwell Parish Council (site ref's 961 & 236) therefore considered available.		1	M	L										Site allocated within the SAD as G104.5	0
962																	0
1082		Site proposed for consideration by Outwell Parish Council and the landowner and through two Agents (site ref's: 414, 526 & 1082) therefore considered available.															0
1085		Site proposed for consideration by landowner and through two Agents (site ref's: 1085,434 & 104) therefore considered available.		1	M	L										Site part allocated as G104.6 in the SAD	0
1202	Residential	Landowner has submitted site for consideration therefore site considered available.		1	M	L	0.90	0.20	24.00			64				Site outside of SAD development boundary, could come forward as a potential housing site after the current plan period, 2026.	5
319		Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	2.80	0.25	24.00			6				Site outside of SAD development boundary, could come forward as a potential housing site after the current plan period, 2026.	6
G72.1		Site proposed for consideration by landowner therefore considered available.		1	M	L						10				Allocated with the SAD for 10 dwellings	10
512		Site proposed for consideration by landowner therefore considered available.		1	M	L										Part allocated as G72.1 within the SAD	0

	0-5 years	6-10 years	11-15 years	Total
Runcion Holme	10	0	12	22

Site Ref	Suitability Stage 1																	Suitability Stage 2						
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	Unacceptable flood risk	NNR	Ramsar	SAC	SPA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome	Accept/reject	Scale of development	Brownfield/Greenfield
544	Runton Holme.	Runton Holme	RV	Agricultural	3 parcels of Land Common Rd. & School Rd.	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	+	-
323	Shouldham	Shouldham	RV	Agricultural	Land adjacent to the Hall Fairstead Drove	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	+	-
G81.1	Shouldham	Shouldham	RV	Agricultural	Land south of 1 New Road (Inset map 83 O.S. grid ref. 675091).	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	+	-
470	Shouldham	Shouldham	RV	Agricultural	Land south of 1 New Road (Inset map 83 O.S. grid ref. 675091).	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	-/+	-
616	Shouldham	Shouldham	RV	Agricultural	Land off Westgate Street.	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	-/+	-
946	Shouldham	Shouldham	RV	Vacant Field	Land to the West of 5 Eastgate Street	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	+	-
G81.2	Shouldham	Shouldham	RV	Unused, wet rough pasture	Rear of Labyrinth, Westgate Street, (PE33 OBN)	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	+	-
1011	Shouldham	Shouldham	RV	Unused, wet rough pasture	Rear of Labyrinth, Westgate Street, (PE33 OBN)	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	+	-
1211	Shouldham	Shouldham	RV	Agricultural	Land south of Fairstead Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	+	-

Site Ref	Safeguarded areas	Height/Slope	Historic environment	Impact on highways	Impact on services	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape	HSE Hazard	Pollution / contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
544	-	+	+	-/+		+	+	+	-/+	+	+	+	+	+	-/+	+	+	+	-	Site 544 is a greenfield frontage site outside the built environment boundaries, grade 3 agricultural, with poor access to services, completely within the Marham airfield safeguarding area. There appears to be suitable habitat for biodiversity. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network.	This site may be suitable for some small-scale infilling or affordable housing. Prior to development an ecology survey may be required. Further discussion with the Highways Authority would be required prior to allocation.	1
323	-	+	+	-/+		+	+	+	-/+	-/+	+	+	+	+	-/+	+	-/+	+	+	Site 323 is a small greenfield paddock site outside the built environment boundaries, agricultural grade 4 completely within the Marham airfield safeguarding area and has a right of way present along one frontage boundary. The edge of settlement nature would have a negative impact upon the local landscape. There is a mature hedgerow which appears to be suitable habitat for biodiversity. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network.	Any development would need to be sensitive to the form and character of the settlement. Prior to development an ecology survey may be required. Subject to evidence demonstrating a safe and deliverable access and local improvements being made to the footway network the Highway Authority would not object if this site were included in the plan.	1
G81.1	-	+	+	-/+		+	+	+	-/+	-/+	+	+	+	+	+	+	-	+	+	The site is a small portion of 470. It is in a central location within the village and therefore in close proximity to local facilities. There are some concerns relating to the access arrangements to the site which may involve third party land to provide access onto the highway. These are matters which could be considered at pre-application stage i.e. the line of a footpath which crosses the site and the visibility required in the light of the proximity to an "S" bend. If the site were to deliver more than 5 dwellings in the medium to long term, then the access arrangements would require further analysis.	Yes	1
470	-	+	+	-/+		+	+	+	-/+	-/+	+	+	+	+	+	+	-	+	+	Site 470 is a large greenfield site outside the built environment boundaries, agricultural grade 4 completely within the Marham airfield safeguarding area and has a right of way present across the site. Development of the site would negatively impact upon the village scene and general character of the area. To large for allocation of the entire site, so a reduced size may be appropriate. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network.	Any development would need to be sensitive to the form and character of the settlement. Further discussion with the Highways Authority would be required prior to allocation.	1
616	-	+	+	-/+		+	+	+	+	-/+	+	+	-/+	+	+	+	-/+	+	+	Site 616 is a large greenfield paddock site outside built environment boundaries, agricultural grade 4 completely within the Marham airfield safeguarding area and has a right of way present along one boundary. Development of the site would negatively impact upon the village scene and general character of the area. Access looks difficult. To large for allocation of the entire site, so a reduced size may be appropriate. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network.	Any development would need to be sensitive to the form and character of the settlement. Further discussion with the Highways Authority would be required prior to allocation.	1
946	-	+	-/+	-/+		+	+	+	+	+	+	+	-/+	+	+	+	+	+	+	Site 946 is a greenfield garden site outside built environment boundaries, completely within the Marham airfield safeguarding area and adjacent to a conservation area. Access would be gained via a cul-de-sac then across a residential plot close to an existing property, this could result in amenity issues. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network.	It's difficult to see how the access and amenity issues could be overcome, but a well designed scheme or demolition of the existing dwelling may work. Further discussion with the Highways Authority would be required prior to allocation.	1
G81.2	-	+	+	-/+		+	+	+	-/+	+	+	+	+	+	-/+	+	+	+	+	Site 1011 is a greenfield site outside the built environment boundaries, grade 4 agricultural, completely within the Marham airfield safeguarding area. The site is currently overgrown and has a number of trees and an hedgerow which appears to be suitable habitat for biodiversity. The access proposed via Westgate Street does not appear suitable, it would be more appropriate to access the site via Rye's Close. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network.	There are some concerns regarding access, landscape, amenity, infrastructure and possible negative impacts upon wildlife, but these could be addressed on a detailed application.	1
1011	-	+	+	-/+		+	+	+	-/+	+	+	+	+	+	-/+	+	+	+	+	Site 1011 is a greenfield site outside the built environment boundaries, grade 4 agricultural, completely within the Marham airfield safeguarding area. The site is currently overgrown and has a number of trees and an hedgerow which appears to be suitable habitat for biodiversity. The access proposed via Westgate Street does not appear suitable, it would be more appropriate to access the site via Rye's Close. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The site in main is suitable although further discussion with the Highways Authority would be required prior to allocation. Prior to development an ecology survey may be required.	1
1211	-	+	+	-/+		+	+	+	-/+	-/+	+	+	+	+	-/+	+	-/+	+	+	Site 1211 is a small greenfield paddock site outside the built environment boundaries, agricultural grade 4 completely within the Marham airfield safeguarding area and has a right of way present along one frontage boundary. The edge of settlement nature would have a negative impact upon the local landscape. There is a mature hedgerow which appears to be suitable habitat for biodiversity. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network.	Further discussion with the Highways Authority would be required prior to allocation and improvements to the local footpaths. Prior to development an ecology survey may be required.	1

Site Ref	Achievability													Deliverable/Developable			
	Proposed use (owner/agent)	Summary of constraints	Can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	Site capacity	Settlement cap	0-5 years	6-10 years	11-15 years	Notes	Total	
544		Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	0.90	0.25	24.00			6			6	Site outside of SAD development boundary, could come forward as a potential housing site after the current plan period, 2026.	6
323		Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	0.20	0.20	24.00			5			5	Site outside of SAD development boundary, could come forward as a potential housing site after the current plan period, 2026.	5
G81.1		Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L						5	5		5	Allocated with the SAD for 5 dwellings	5
470		Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	0.85	0.76	24.00	18.00		5			5	Part of the site is allocated with the SAD as G81.1. The remainder of the site is located outside of the SAD development boundary, it could potentially come forward as a site for further housing if access can be gained from Westgate Street after the current plan period, 2026	5
616		Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	1.30	0.25	24.00			5			5	The site is located outside of the SAD development boundary, it could potentially come forward as a site for housing if access can be gained from Westgate Street after the current plan period, 2026	5
946		Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	0.30	0.25	24.00			5			5	The site is located outside of the SAD development boundary, it could potentially come forward as a site for housing after the current plan period, 2026	5
G81.2	Housing, 8 minimum / Employment / Retail / Community & Health	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L							5		5	SAD site allocation for 5 dwellings	5
1011	Housing, 8 minimum / Employment / Retail / Community & Health	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L									0	Part allocated as G81.2 in SAD, the remainder of the site would be unsuitable for further allocation.	0
1211				1	M	L	0.90	0.25	24.00			5			5	The site is located outside of the SAD development boundary, it could potentially come forward as a site for housing after the current plan period, 2026	5

	0-5 years	6-10 years	11-15 years	Total
Shouldham	10	0	25	35

	0-5 years	6-10 years	11-15 years	Total

Site Ref	Suitability Stage 1																	Suitability Stage 2						
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	Unacceptable flood risk	NNR	Ramsar	SAC	SPA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome	Accept/reject	Scale of development	Brownfield/Greenfield
55	Southery	Southery	RV	Agricultural	Land at 9 Uppgate Street / 1 Lynn Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	-/+	-
100	Southery	Southery	RV	Agricultural	Land at Campsey Road,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	+	-
176	Southery	Southery	RV	Agricultural	Land at Southery	+	-/+	-/+	+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 & 3 fluvial.	Yes. Unconstrained area may be suitable.	1	-/+	-
G85.1	Southery	Southery	RV	Countryside	Land rear of farmyard and 27-31 Feltwell Road (O.S. grid ref.624949) (see RI 238)	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	+	-
452	Southery	Southery	RV	Countryside	Land rear of farmyard and 27-31 Feltwell Road (O.S. grid ref.624949) (see RI 238)	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	+	-
528	Southery	Southery	RV	Agricultural	Land south of Ringmore Road (see RI 421)	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	-/+	-
534	Southery	Southery	RV	Agricultural	Land off Lynn Road,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	-/+	-
749	Southery	Southery	RV	Agricultural	Land at Campsey Road, Southery, Downham Market	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	-/+	-
750	Southery	Southery	RV	Vacant	Ringmore Road, Southery, Downham Market	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	-/+	-
992	Southery	Southery	RV	Agricultural	Land at Common Road	+	-	-	+	+	+	+	+	+	+	+	+	+	+	Flood zones 2 & 3 fluvial.	Additional support for the site provided by the Agent acting on behalf of the landowner in the Site Specific Allocations & Policies DPD regarding the sites suitability. However the EA state that the site is outside flood zone 1. Therefore the site fails the principles of a sequential approach to development. Constraints cannot be overcome.	0		
STH 01	Southery	Southery	RV		Land east of Campsey Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	+	-
1226	Southery	Southery	RV	Agricultural	Land to rear of 9 Westgate Street	+	-/+	-/+	+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 & 3 fluvial.	Yes. Unconstrained area may be suitable.	1	+	-
1227	Southery	Southery	RV	Agricultural	Land to rear of 1 Lynn Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	-/+	-

Site Ref	Safeguarded areas	Height/Slope	Historic environment	Impact on highways	Impact on services	Major utilities	Environmental Designations TPO	Biodiversity	Landscapes	HSE Hazard	Pollution / contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
55	+	+	+	-		+	+	+	-/+	-/+	+	+	+	+	+	+	+	-	Site 55 is a large greenfield site outside built environment boundaries, a mix of grade 2 and 3 agricultural land, partially within a HSE Hazard Zone. There is a community bench and village sign on the frontage. Norfolk County Council Highway's expects all allocations in rural villages to provide a safe access with good visibility. In this instance they do not feel safe access could be achieved and would object if the site was allocated for development.	Site access was not previously seen to be safe or obtainable for this site but further information submitted from the site owner's agent has illustrated how a safe access point can be achieved. In recent correspondence the Local Highway Authority have stated preference for site 55/1227 in terms of access, subject to a number of conditions to ensure improvements to the footpath and the junction with B1160	1
100	+	+	+	-		+	+	+	-/+	+	+	+	+	+	+	+	+	-	Site 100 is a greenfield site outside built environment boundaries, agricultural grade 2 and completely within a HSE hazard zone. There is a mature hedge on two of the boundaries with signs of wildlife. Norfolk County Council Highway's expects all allocations in rural villages to provide a safe access with good visibility. In this instance they do not feel safe access could be achieved at the junction between Camsley Rd, Mill Ln and B1160 which is unsuitable to cater for additional vehicular movements. They would object if the site was allocated for development.	The junction between Camsley Rd, Mill Ln and B1160 is unsuitable to cater for additional vehicular movements. Therefore, the Highway Authority would object if this site were included in the plan	0
176	+	+	+	-		+	+	+	-/+	-	+	+	+	+	+	+	+	-	Site 176 is a greenfield site outside built environment boundaries, agricultural grade 1 & 3 and completely within a HSE hazard zone. Norfolk County Council Highway's Officer expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network. In this instance they feel that the site has only limited road frontage and would not be able to provide safe access.	The Highway Authority considers the site has only limited road frontage and would not be able to provide safe access.	0
G85.1	+	+	+	+		+	+	+	-/+	-	+	+	+	+	+	+	+	-	Site 452 is a greenfield site outside built environment boundaries, agricultural grade 2 and completely within a HSE hazard zone.	Access can be gained via Lions Close, as this is to be adopted. The Highway Authority considers this to be acceptable.	1
452	+	+	+	+		+	+	+	-/+	-	+	+	+	+	+	+	+	-	Site 452 is a greenfield site outside built environment boundaries, agricultural grade 2 and completely within a HSE hazard zone.	Access can be gained via Lions Close, as this is to be adopted. The Highway Authority considers this to be acceptable.	1
528	+	+	+	-/+		+	+	+	-/+	-	+	+	+	+	+	+	+	-	Site 528 is a greenfield site outside built environment boundaries, agricultural grade 2 and completely within a HSE hazard zone. Norfolk County Council Highway's expects all allocations in rural villages to provide a safe access with good visibility. In this instance they do not feel safe access could be achieved at the junction between Camsley Rd, Mill Ln and B1160 which is unsuitable to cater for additional vehicular movements. They would object if the site was allocated for development.	Development of this site would result in increased vehicular movement on Ringmore Road which it is unsuitable.	1
534	+	+	+	-/+		+	+	+	-/+	-/+	+	+	+	+	+	+	+	-	Site 534 is a large greenfield site outside built environment boundaries, a mix of grade 2 and 3 agricultural land and partially within a HSE Hazard Zone. There is very little road frontage but Norfolk County Council's Highway Officer believes that safe access could be achieved for small scale development.	Development of whole the site would encroach into the countryside and wouldn't be in-keeping with the existing settlement pattern. Site is well served with good access to services of Southerny but somewhat detached for pedestrian movement. The Highways Authority consider that safe access can be achieved for small scale development on this site. Further discussion with the Highways Authority would be required prior to allocation. Consult HSE if further investigation required.	1
749	+	+	+	-		+	+	+	-/+	+	+	+	+	+	+	+	+	-	Site 749 is a greenfield site outside built environment boundaries, agricultural grade 2 and completely within a HSE hazard zone. There is a mature hedge on two of the boundaries with signs of wildlife. Norfolk County Council Highway's expects all allocations in rural villages to provide a safe access with good visibility. In this instance they do not feel safe access could be achieved at the junction between Camsley Rd, Mill Ln and B1160 which is unsuitable to cater for additional vehicular movements. They would object if the site was allocated for development.	The junction between Camsley Rd, Mill Ln and B1160 is unsuitable to cater for additional vehicular movements. Therefore, the Highway Authority would object if this site were included in the plan	0
750	+	+	+	-		+	+	+	-/+	-	+	+	+	+	+	+	-/+	+	Site 750 is a greenfield site outside built environment boundaries, agricultural grade 2 completely within a HSE hazard zone and has a right of way present along one boundary. The surrounding highway network appears narrow and the site is not particularly well located in relation to village services. Norfolk County Council Highway's expects all allocations in rural villages to provide a safe access with good visibility. In this instance they do not feel safe access could be achieved at the junction between Camsley Rd, Mill Ln and B1160 which is unsuitable to cater for additional vehicular movements. They would object if the site was allocated for development.	The site is unacceptable in highway terms due to not being able to provide safe access.	0
992	[Redacted]																			0	
STH 01	+	+	+	-/+		+	+	+	+	-	+	+	+	+	+	+	+	+	Site STH 01 is currently in residential use and has a number of pre-fabricated houses on the site. It is completely within a HSE hazard zone. Norfolk County Council Highway's expects all allocations in rural villages to provide a safe access with good visibility. In this instance they do not feel safe access could be achieved at the junction between Camsley Rd, Mill Ln and B1160 which is unsuitable to cater for additional vehicular movements. They would object if the site was allocated for development.	The site is unacceptable in highway terms due to not being able to provide safe access.	0
1226	+	-	+	-/+		+	+	+	-	-	+	-	+	+	+	+	+	-	Site 1226 is a greenfield site outside the built environment boundary. It is completely within a HSE hazard zone. The access arrangements look to be unsuitable (Highways confirmation required). The site looks to be an inappropriate shaped and development for housing would impact negatively upon the form and character of the area. The site slopes north to south, with extensive views in to the site available from Common Lane any development would impact negatively upon the landscape character.	The site is unsuitable on highways grounds and development would impact negatively on the surrounding landscape and the areas form & character therefore the constraints cannot be overcome.	0
1227	+	+	+	-		+	+	+	-/+	-/+	+	+	+	+	+	+	+	-			

Site Ref				Achievability		Deliverable/Developable										Total	
	Proposed use (owner/agent)	Summary of constraints	Can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	Site capacity	Settlement cap	0-5 years	6-10 years	11-15 years	Notes		
55		Site proposed for consideration by landowner therefore considered available.		1	M	L	0.90	0.40	24.00			12			12	The site is located outside of the SAD development boundary, it could potentially come forward as a site for housing after the current plan period, 2026	12
100		Site proposed for consideration by landowner (ref. 749) and by the landowner through an agent (ref:100) therefore considered available.		1													0
176		Site proposed for consideration by landowner through an Agent therefore considered available.		1													0
G85.1	Housing	Site proposed for consideration by landowner through two separate agents (site ref's:528 & 452) therefore considered available.		1	M	L						15			15	Site allocated within the SAD for 15 dwellings	15
452	Housing	Site proposed for consideration by landowner through two separate agents (site ref's:528 & 452) therefore considered available.		1												Site allocated in the SAD as G85.1	0
528		Site proposed for consideration by landowner through two separate agents (site ref's:528 & 452) therefore considered available.		1													0
534	Housing, up to 250 plots mixed	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	11.00	0.40	24.00			12			9	The site is located outside of the SAD development boundary, it could potentially come forward as a site for housing after the current plan period, 2026	9
749		Site proposed for consideration by landowner (ref. 749) and by the landowner through an agent (ref:100) therefore considered available.		1													0
750		Site proposed for consideration by landowner therefore considered available.		1													0
922																	0
STH 01	Housing	Site proposed for consideration by a housing association therefore considered available.		1													0
1226	Housing	Site proposed for consideration by landowner therefore considered available.		1	M	L	0.60	0.40	24.00			12				Site not suitable	0
1227		Site proposed for consideration by landowner therefore considered available.		1												figure already counted as Site 55	0

Southery	15	0	21	36
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Site Ref	Suitability Stage 1																			Suitability Stage 2									
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	Unacceptable flood risk	NNR	Ramsar	SAC	SPA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome	Accept/reject	Scale of development	Brownfield/Greenfield					
G88.2	Stoke Ferry	Stoke Ferry	KRSC	Vacant Field	Land at Bradfield Place	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	+	-					
37	Stoke Ferry	Stoke Ferry	KRSC	Vacant Field	Land at Bradfield Place	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	+	-					
110	Stoke Ferry	Stoke Ferry	KRSC	Agricultural	Land on Osborough Road Land adjacent to Lavender Cottage Lynn Road	+	-	-	+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 & 3 fluvial.	Yes. Unconstrained area may be suitable.	1	+	-					
140	Stoke Ferry	Stoke Ferry	KRSC	Residential	Land at Furlong Road, east side	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	+	+					
147	Stoke Ferry	Stoke Ferry	KRSC	Residential	Land at Furlong Road, east side	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	+	+					
170	Stoke Ferry	Stoke Ferry	KRSC	Agricultural	Land off Furlong Drive and the A134 trunk road,	+	-/+	-/+	+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 & 3 fluvial.	Yes. Unconstrained area may be suitable.	1	-/+	-					
G88.1	Stoke Ferry	Stoke Ferry	KRSC	Agricultural	Land south of Wretton Road,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	+	+					
210	Stoke Ferry	Stoke Ferry	KRSC	Agricultural	Land south of Wretton Road,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	+	+					
360	Stoke Ferry	Stoke Ferry	KRSC	Vacant Field	Land at Bridge Road	/																			site not capable of accommodating 5 dwellings	no		/	/
443	Stoke Ferry	Stoke Ferry	KRSC	Agricultural	Land at Furlong Road, east side	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	+	+					
491	Stoke Ferry	Stoke Ferry	KRSC	Residential	Wretton Road & Thompsons Lane	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	+	-					
545	Stoke Ferry	Stoke Ferry	KRSC	Agricultural	Land West of Bridge Road	+	-/+	-/+	+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 & 3 fluvial.	Yes. Unconstrained area may be suitable.	1	+	-					
566	Stoke Ferry	Stoke Ferry	KRSC	Agricultural	Development Land Wretton Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	+	+					
572	Stoke Ferry	Stoke Ferry	KRSC	Agricultural	2 parcels of land adjacent Osborough Road	+	-/+	-/+	+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 & 3 fluvial.	Yes. Unconstrained area may be suitable.	1	-/+	-					
736	Stoke Ferry	Stoke Ferry	KRSC	Agricultural / Former Car Park	Land at Bridge Road	+	-	-	+	+	+	+	+	+	+	+	+	+	+	Flood zones 2 & 3 fluvial.	Additional support for the site provided by the Landowner (including a Flood Risk Assessment) in the Site Specific Allocations & Policies DPD. Site fails the principles of a sequential approach to development outlined in PPS25. Therefore this does not overcome the constraint.	0	/	/					

Site Ref	Safeguarded areas	Height/Slope	Historic environment	Impact on highways	Impact on services	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
G88.2	-	+	+	-/+		+	+	+	+	+	+	+	+	+	+	+	+	+	+	G88.1 is a greenfield site outside built environment boundaries, completely within the Marham airfield safeguarding area and grade 3 agricultural land.	Stoke Ferry Parish council has shown support for this site to be developed and it is a supported site by Norfolk County Council Highways. Developing this site would be seen as a continuation of the existing estate	1
37	-	+	+	-/+		+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site 37 is a greenfield site outside built environment boundaries, completely within the Marham airfield safeguarding area and grade 3 agricultural land.	The surrounding built up area is in the form of an estate, developing this site with a similar pattern would be seen as in context. It is located outside of the Conservation Area. The impact on highways and transport and landscape and amenity depends on how the scheme is implemented as potentially negative impacts could be mitigated through good design. Development at this location would result in the loss of good to moderate agriculture land (grade 3).	1
110	-	+	-/+	-		+	+	-/+	+	+	+	+	+	+	-	+	-/+	+	-	Site 110 is a mix of garden land and greenfield agricultural grade 3 outside built environment boundaries. Completely within the Marham airfield safeguarding area, partially within the conservation area, has a TPO tree on site and a right of way on the boundary of the site. The Highway Authority states that the surrounding road network is inadequate to support this allocation.	The Highway Authority would object if this site were included in the plan constraint not overcome.	0
140	-	+	+	+		+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site 140 is garden greenfield land completely within the Marham airfield safeguarding area.	Site has already been developed.	0
147	-	+	-/+	+		+	+	-/+	-/+	+	+	+	+	+	+	+	+	+	-	Site 147 is a greenfield site outside built environment boundaries, grade 2 & 3 agricultural completely within the Marham airfield safeguarding area, adjacent to the conservation area, with a TPO tree on site. The site is well situated in relation to the centre of the settlement. There are no potential highways issues. There appears to be suitable habitat for biodiversity.	May be suitable if sensitively designed to limit impact upon the conservation area. Subject to a safe access and visibility being achieved the Highway Authority would not object if this site were included in the plan.	1
170	-	+	-/+	-/+		+	+	+	+	-/+	+	+	+	+	+	+	-	+	-	Site 170 is a large green field site outside built environment boundaries but well located to the settlement. The site is completely within the Marham airfield safeguarding area, partially within a conservation area, with a right of way present across the site and is a mix of grade 2 & 3 agricultural land. The site is possibly larger than would be required. Access via Oxborough Road would not be suitable for large scale development however access could potentially be achieved via Furlong Drove although there is a tree line along the boundary.	May be suitable if area reduced to suit the scale of the settlement. If sensitively designed to limit impact upon the conservation area and right of way. Subject to a safe access and local improvements being made to the footway network the Highway Authority would not object if this site were included in the plan.	1
G88.1	-	+	-/+	-/+		+	+	+	+	-/+	+	+	+	+	+	+	+	+	-	G88.1 is a greenfield site outside built environment boundaries, grade 3 agricultural land, completely within the Marham airfield safeguarding area and partially within a conservation area.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. A good layout and design would be required to overcome concerns relating to the form and character. Subject to a safe access being made the Highway Authority would not object if this site were included in the plan.	1
210	-	+	-/+	-/+		+	+	+	+	-/+	+	+	+	+	+	+	+	+	-	Site 210 is a greenfield site outside built environment boundaries, grade 3 agricultural land, completely within the Marham airfield safeguarding area and partially within a conservation area. There is poor access which may not be suitable if the use is intensified. Development of the site would have a detrimental impact upon the form and character of the locality.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. A good layout and design would be required to overcome concerns relating to the form and character. Requirement to consult DEFRA regarding agricultural land classification. Subject to a safe access being made the Highway Authority would not object if this site were included in the plan.	1
360	[Redacted]																					
443	-	+	-/+	-/+		+	+	-/+	-/+	+	+	+	+	+	+	+	+	+	-	Site 443 is a greenfield site outside built environment boundaries, grade 2 and 3 agricultural, completely within the Marham airfield safeguarding area, adjacent to the conservation area, with a TPO tree on site. The site is well situated in relation to the centre of the settlement. There are no potential highways issues. There appears to be suitable habitat for biodiversity.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. May be suitable if sensitively designed to limit impact upon the conservation area. Subject to a safe access and visibility being achieved the Highway Authority would not object if this site were included in the plan. Development would be more suited to a comprehensive scheme including sites 951 & 147. Prior to development an ecology survey may be required.	1
491	-	+	-/+	-/+		+	+	+	+	+	+	+	+	+	+	+	+	-/+	-	Site 491 is a mixed greenfield outside built environment boundaries, grade 3 agricultural and brownfield site completely within the Marham airfield safeguarding area, partially within a conservation area. The access arrangements at present run through an arch of a building, this may not be suitable for larger scale development.	The Council is seeking to retain employment land unless the loss satisfies the parameters set out in CS policy CS10. The greenfield area may be suitable if sensitively designed to limit impact upon the conservation area. Subject to a safe access and visibility being achieved the Highway Authority would not object if this site were included in the plan.	1
545	-	+	-/+	+		+	+	+	-/+	-/+	+	+	+	+	+	+	+	+	-	Site 545 is a greenfield site outside built environment boundaries, grade 3 agricultural land, completely within the Marham airfield safeguarding area, partially within a conservation area. The southern area of the site is constrained by flood zones. The field has a mature hedgerow and signs of wildlife. The existing development is linear in form any backland development would have a negative impact upon the form and character of the location.	May be suitable if sensitively designed to limit impact upon the conservation area and the form and character of the locality. Prior to development an ecology survey may be required. This site has a good location. Subject to a safe access and visibility being achieved the Highway Authority would not object if this site were included in the plan.	1
566	-	+	-/+	-/+		+	+	+	+	-/+	+	+	+	+	+	+	+	+	-	Site 566 is a greenfield site outside built environment boundaries (grade 3 agricultural) completely within the Marham airfield safeguarding area and partially within a conservation area. There is poor access which may not be suitable if the use is intensified. Development of the site would have a detrimental impact upon the form and character of the locality.	A good layout and design would be required to overcome concerns relating to the form and character. Subject to a safe access being made the Highway Authority would not object if this site were included in the plan.	1
572	-	+	-/+	-		+	+	+	+	-/+	+	+	+	+	+	+	-	+	-	Site 572 is a large green field site outside built environment boundaries but well located to the settlement. The site is completely within the Marham airfield safeguarding area, partially within a conservation area, with a right of way present across the site and is a mix of grade 2 & 3 agricultural land. The Highway Authority has stated that they would object if this site were included in the plan.	The Highway Authority would object if this site were included in the plan constraint not overcome.	0
736	[Redacted]																					

Site Ref	Achievability													Deliverable/Developable			
	Proposed use (owner/agent)	Summary of constraints	Can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	Site capacity	Settlement cap	0-5 years	6-10 years	11-15 years	Notes	Total	
G88.2	Residential	Site proposed for consideration by Property Services from the Borough Council therefore considered available.		1	M	L						10			SAD allocation for 10 dwellings	10	
37	Residential	Site proposed for consideration by Property Services from the Borough Council therefore considered available.		1	M	L	0.86	0.77	24.00	18.50	14			14	Part allocated as G88.2 in the SAD. The remainder of the site could potentially come forward as a housing site after the current plan period, 2026.	14	
110		Site proposed for consideration by landowner through an Agent therefore considered available.		1												0	
140		Site proposed for consideration by landowner therefore considered available.		1												0	
147		Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	1.20	1.10	24.00		14				Figure already counted on site 951	0	
170	Housing - 200 mixed residential / Employment B1, B2 & B8 / Health	Site proposed for consideration by two separate agents (ref's 170 & 572) & by the landowner ref 1121 therefore considered available.		1	M	L	15.50	1.50	24.00		14				Figure already counted on site 1121	0	
G88.1		Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L						5			SAD allocation for 5 dwellings	5	
210		Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L									Part of the site is allocated as G88.1 in the SAD, it would be unsuitable to allocate the remainder of the site	0	
360																0	
443		Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L									Figure already counted on site 951	0	
491		Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	1.20	1.10	24.00	26.00	14			14	The site is outside of the SAD development boundary, so could come forward as a potential housing site after the current plan period, 2026.	14	
545		Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	2.60	1.50	24.00	36.00	14			14	The site is outside of the SAD development boundary, so could come forward as a potential housing site after the current plan period, 2026.	14	
566		Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L									Site is allocated as G88.1 in the SAD.	0	
572	Housing - 200 mixed residential / Employment B1, B2 & B8 / Health	Site proposed for consideration by two separate agents (ref's 170 & 572) & by the landowner ref 1121 therefore considered available.		1	M	L									Figure already counted on site 1121	0	
736	Housing, residential/holiday let															0	

	0-5 years	6-10 years	11-15 years	Total
Stoke Ferry	27	0	56	83

Site Ref	Suitability Stage 1																	Suitability Stage 2						
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	Unacceptable flood risk	NNR	Ramsar	SAC	SPA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome	Accept/reject	Scale of development	Brownfield/Greenfield
742	Stoke Ferry	Stoke Ferry	KRSC	Transport Yard	Land off Wretton Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	+	+
772	Stoke Ferry	Stoke Ferry	KRSC	Vacant Field	Land next to The Willows, Great Mans Way	+	-/+	-/+	+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 & 3 fluvial.	Yes. Unconstrained area may be suitable.	1	+	-
G88.3	Stoke Ferry	Stoke Ferry	KRSC	Vacant - former petrol station	Land West of Furlong Road and Lynn Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	+	+
951	Stoke Ferry	Stoke Ferry	KRSC	Vacant - former petrol station	Land West of Furlong Road and Lynn Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	+	+
963	Stoke Ferry	Stoke Ferry	KRSC	Open Grassland	Land to the North of Stoke Ferry	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	+	-
1121	Stoke Ferry	Stoke Ferry	KRSC	Agricultural	Land North of Stoke Ferry	+	-/+	-/+	+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 & 3 fluvial.	Yes. Unconstrained area may be suitable.	1	-/+	-
1288	Stoke Ferry	Stoke Ferry	KRSC	Garden	Land north of Lynn road	/	/	/	/	/	/	/	/	/	/	/	/	/	/	Site is currently a residential garden	no	0	/	/
Terrington St Clement 621	Hay Green	SVAH	Agricultural	Land along Hay Green Road South,	-	+	+	-	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	No	0	/	/	
Terrington St Clement 35	Terrington St Clement	KRSC	Agricultural	Land at Tower Road,	-	+	+	-	-	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal.	No	0	/	/	
Terrington St Clement 36	Terrington St Clement	KRSC	Agricultural	Land at Northgate Way,	+	+	+	-	-/+	+	+	+	+	+	+	+	+	+	Wholly within Flood zone 2 tidal, partial flood zone 3 tidal.	No	0	/	/	
Terrington St Clement 49	Terrington St Clement	KRSC	Agricultural / Residential	Land on Lynn Road	-	+	+	-	-	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal.	No	0	/	/	
Terrington St Clement 60	Terrington St Clement	KRSC	Agricultural	Land curtilage to the rear of Popes Lane and South of Perkin Field	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 tidal including the frontage/access.	No; access is constrained by flood zone.	0	/	/	
Terrington St Clement 61	Terrington St Clement	KRSC	Agricultural / Residential	Number 98 Lynn Road	-	+	+	-	-	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal.	No	0	/	/	
Terrington St Clement 179	Terrington St Clement	KRSC	Agricultural	Land at Popes Lane,	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 tidal including the frontage/access.	No; access is constrained by flood zone.	0	/	/	
Terrington St Clement 197	Terrington St Clement	KRSC	Residential	Land at Terrington St Clement	-	+	+	-	-	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal.	No	0	/	/	
Terrington St Clement 313	Terrington St Clement	KRSC	Paddock	Land adjacent 94 Lynn Road,	-	+	+	-	-	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal.	No	0	/	/	
Terrington St Clement 335	Terrington St Clement	KRSC	Not Stated	Land off Lynn Road,	-	+	+	-	-	+	+	+	+	+	+	+	+	+	Site constrained as it is further than 25m from a defined settlement. Site wholly constrained by tidal flooding.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.	0	/	/	
Terrington St Clement 364	Terrington St Clement	KRSC	Garden 40% Farm Land 60%	Land at Marsh Road,	-	+	+	-	-	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal.	No	0	/	/	
Terrington St Clement 448	Terrington St Clement	KRSC	This site is the lesser part of the total ownership of Hilgate Nursery	Hilgate Nursery, Hilgate Street,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	+	-	

Site Ref	Safeguarded areas	Height/Slope	Historic environment	Impact on highways	Impact on services	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
742	-	+	-/+	-/+		+	+	+	+	-/+	+	+	+	+	+	+	+	+	-	Site 742 is a greenfield site outside built environment boundaries, (grade 3 agricultural) completely within the Marham airfield safeguarding area and partially within a conservation area. There is poor access which may not be suitable if the use is intensified. Development other than linear would have a detrimental impact upon the form and character of the locality.	A good layout and design would be required to overcome concerns relating to the form and character. Subject to a safe access being made the Highway Authority would not object if this site were included in the plan. Requirement to consult DEFRA regarding agricultural land classification.	1
772	-	+	+	-		+	+	+	-/+	-/+	+	+	+	+	+	+	+	+	-	Site 772 is a greenfield site outside built environment boundaries (grade 3 agricultural) completely within the Marham airfield safeguarding area, partially within a conservation area. It would be difficult to achieve a safe access from this allocation. The Highway Authority would object if this site were included in the plan.	The Highway Authority would object if this site were included in the plan constraint not overcome.	0
G88.3	-	+	-/+	-/+		+	+	-/+	-/+	+	+	+	+	+	+	+	+	+	-			1
951	-	+	-/+	-/+		+	+	-/+	-/+	+	+	+	+	+	+	+	+	+	-	Site 951 is a greenfield site outside built environment boundaries, grade 2 and 3 agricultural grade completely within the Marham airfield safeguarding area, partially within a conservation area, with a TPO tree on site. The site is well situated in relation to the centre of the settlement. There are no potential highways issues. There appears to be suitable habitat for biodiversity.	The northern section of the site has already been developed as a residential affordable housing estate. The southern section sits within the development boundary and is likely to come forward for housing development. The central section is allocated within the SAD as G88.3	1
963	-	+	+	-/+		+	+	+	-/+	-/+	+	+	+	+	+	+	+	+	-	Site 963 is a greenfield site outside built environment boundaries, completely within the Marham airfield safeguarding area and grade 2 agricultural land. The site is in a good location relative to services but any development would impact upon the character of the approach to the settlement, there are signs of wildlife.	May be suitable if sensitively designed to reduce impact upon form and character. Subject to a safe access on to Furong Drive (Not Boughton Rd) and local improvements being made to the footway network the Highway Authority would not object if this site were included in the plan.	1
1121	-	+	-/+	-/+		+	+	+	+	-/+	+	+	+	+	+	+	-	+	-	Site 1121 is a large green field site outside built environment boundaries but well located to the settlement. The site is completely within the Marham airfield safeguarding area, partially within a conservation area, with a right of way present across the site and is a mix of grade 2 & 3 agricultural land. The Highway Authority would object if this site were included in the plan.	The Highway Authority would object if this site were included in the plan constraint not overcome.	0
1288																						0
621																						0
36																						0
36																						0
49																						0
60																						0
61																						0
178																						0
197																						0
313																						0
335																						0
364																						0
448	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	-/+	+	+	-	-	Site 448 is a greenfield site (grade 1) in horticultural use within the settlement. Vehicular access could be made onto The Saltings and a further access for pedestrian onto Hilgate St. However, the surrounding highway network is poor.	Yes if sensitively designed. The Highway Authority would not object if this site were included in the plan.	1

Site Ref				Achievability		Deliverable/Developable										Total	
	Proposed use (owner/agent)	Summary of constraints	Can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	Site capacity	Settlement cap	0-5 years	6-10 years	11-15 years	Notes		
742		Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L										Site is allocated as G88.1 in the SAD.	0
772		Site proposed for consideration by landowner therefore considered available.		1													0
G88.3	Housing	Site proposed for consideration by a developer who potentially has an option therefore considered available.		1	M	L						12				SAD allocation for 12 dwellings	12
951	Housing and Village Hall car park	Site proposed for consideration by a developer who potentially has an option therefore considered available.		1	M	L										Part allocated as G88.3, the remainder of the site that hasn't already been developed is within the development boundary and so could come forward as a further housing site. The site could potentially have a higher dwelling number, but the area is taken up by the village hall and associated new car park. This dwelling number is already counted in teh trajectory	
963	Housing 50-60 dwellings / Open Space	Site proposed for consideration by landowner therefore considered available.		1	M	L	2.80	0.60	24.00			14			14	The site is outside of the SAD development boundary, so could come forward as a potential housing site after the current plan period, 2026.	14
1121	Housing - 200 mixed residential / Employment B1, B2 & B8 / Health	Site proposed for consideration by two separate agents (ref's 170 & 572) & by the landowner ref 1121 therefore considered available.		1	M	L											0
1288	3 residential bungalows	Site proposed for consideration by landowner and later through an Agent therefore considered available.		0													0
621																	0
35	Residential																0
36	Residential																0
49																	0
60																	0
61																	0
179																	0
197																	0
313	Housing, 10-15 dwellings																0
335	none stated																0
364																	0
448		Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	2.30	1.50	24.00			55		24		Site is within the development, so could come forward as a housing site	24

	0-5 years	6-10 years	11-15 years	Total
Terrington St Clement	60	38	0	98

Site Ref	Suitability Stage 1																	Suitability Stage 2						
	Parish	Town/Village	GS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	Unacceptable flood risk	NNR	Ramsar	SAC	SPA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome	Accept/reject	Scale of development	Brownfield/Greenfield
453	Terrington St Clement	Terrington St Clement	KRSC	Agricultural	Wanton Lane, west side, (O.S. grid ref. 542202)	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	+	-
G93.2	Terrington St Clement	Terrington St Clement	KRSC	Agricultural	Land Adjacent King William Close	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 tidal.	Yes only small part of the site affected by flood zone.	1	+	-/+
486	Terrington St Clement	Terrington St Clement	KRSC	Agricultural	Land to the West of Existing Factory Site Behind the King William Public House,	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 tidal.	Yes only small part of the site affected by flood zone.	1	+	-/+
G93.2	Terrington St Clement	Terrington St Clement	KRSC	Agricultural	Land west of Benn's Lane	+	+	+	-	-/+	+	+	+	+	+	+	+	+	+	Wholly within Flood zone 2 tidal, partial flood zone 3 tidal.	no	0	+	+
533	Terrington St Clement	Terrington St Clement	KRSC	Agricultural	Land between Benn's Lane and Lynn Road	+	+	+	-	-/+	+	+	+	+	+	+	+	+	+	Wholly within Flood zone 2 tidal, partial flood zone 3 tidal.	No	0	+/-	+/-
G93.1	Terrington St Clement	Terrington St Clement	KRSC	Agriculture	Land at Church Bank / Chapel Road (Wesley Field)	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	A small section of the site is constrained by flood zones 2.	Yes	1	+	-
533	Terrington St Clement	Terrington St Clement	KRSC	Agriculture	Land at Church Bank / Chapel Road (Wesley Field)	+	+	+	-/+	-/+	+	+	+	+	+	+	+	+	+	A small section of the site is unconstrained by flood zones 2 and 3.	Yes only area of site not affected by flood zones.	1	+	-
574	Terrington St Clement	Terrington St Clement	KRSC	Industrial	Land West of Market Lane	-	+	+	-	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	No	0		
576	Terrington St Clement	Terrington St Clement	KRSC	Residential	Land at 93 Station Road,	-	+	+	-	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	No	0		
582	Terrington St Clement	Terrington St Clement	KRSC	Agricultural	Land north of Church Bank,	+	+	+	-/+	-/+	+	+	+	+	+	+	+	+	+	A small section of the site is unconstrained by flood zones 2 and 3 (poor access and situated to rear of properties).	No	0		
583	Terrington St Clement	Terrington St Clement	KRSC	Agricultural	Land south of Northgateway,	+	+	+	-	-/+	+	+	+	+	+	+	+	+	+	Wholly within Flood zone 2 tidal, partial flood zone 3 tidal.	No	0	+/-	+/-
592	Terrington St Clement	Terrington St Clement	KRSC	Lawn & Vegetable Garden	Land on Hay Green Road, South Side of 14	-	+	+	-	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	No	0		
696	Terrington St Clement	Terrington St Clement	KRSC	Agricultural	Land north of Chapel Road,	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 tidal.	Yes only small part of the site affected by flood zone.	1	+	-
697	Terrington St Clement	Terrington St Clement	KRSC	Agricultural	Land west side of Station Road (south of No 2) (Grid Ref. TF54951985)	+	+	+	-	-/+	+	+	+	+	+	+	+	+	+	Wholly within Flood zone 2 tidal, partial flood zone 3 tidal.	No	0		

Site Ref	Safeguarded areas	Height/Slope	Historic environment	Impact on highways	Impact on services	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape	HSE	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
453	+	+	+	-	+	+	+	+	+	-/+	+	+	+	+	-/+	+	+	+	-	Site 453 is a greenfield site outside built environment boundaries, in agricultural/horticultural use and is grade 1 agricultural land. The site is remote from services with poor pedestrian access and has frontage onto Wanton Lane which is extremely narrow. The edge of settlement location would result in a negative impact upon the landscape.	The Highway Authority would object if this site were included in the plan.	1
G93.2	+	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	-/+	Site 486 is a mixed former industrial site outside built environment boundaries and greenfield grade 1 agricultural the proposed access is within the conservation area between a pub and residential development and joins the highway at a bend and near to a "T" junction. The site has good links to services.	Safe site access and pedestrian access is obtainable. The Highway Authority made no objections to the site subject to its design implementation. The site comprises of brownfield land (previous industrial use) and grade 1 (excellent quality) agricultural land. The eastern site boundary immediately borders the Conservation Area, the proposed access is within the Conservation Area and there is a Listed Building adjacent the site. Any impacts on this sensitive area can be mitigated by a high standard design scheme and layout that preserves or enhances the character of the Conservation Area and the settings of the Listed Building. The site is well integrated with existing development and is mostly screened on all sides by existing housing. As such development is likely to have minimal impact on the landscape and visual amenity of the area.	1
486	+	+	-/+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	-/+	environment boundaries and greenfield grade 1 agricultural the proposed access is within the conservation area between a pub and residential development and joins the highway at a bend and near to a "T" junction. The site has good links to services.	May be suitable if sensitively designed.	1
G93.3	+	+	+	+	+	+	+	+/-	+	+	+	+	+	+	+	+	+	+	+	Site 533 has a TPO on line of trees to the north west of the site. Development would result in the loss of a PROW which is across part of site and grade 1 and 2 agricultural land.	The site is a smaller part of site 533/583 (the eastern section). The site comprises of only brownfield land meaning that development would not result in loss of productive agricultural land, also development of the site is likely to have no impact on the economy as it only comprises of derelict greenhouses and does not include employment area. Site access is proposed from Benn's Lane and safe access and impact on the road network is dependent on the design of the scheme. There are minimal views of the site available as it is mostly screened on all sides by mature planting and built development. Development on the site is likely to have minimal landscape and visual impact but provides an opportunity to visually improve the derelict nature of the site.	0
533	+	+	+	+	+	+	+	+/-	+	+	+	+	+	+	+	+	+	+	-	Site 533 has a TPO on line of trees to the north west of the site. Development would result in the loss of a PROW which is across part of site and grade 1 and 2 agricultural land.		0
G93.1	+	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	-	Site G93.1 is a greenfield site outside built environment boundaries (grade 1 agricultural land).	The site comprises of the southern part of site 539. The site is in a lesser degree of flood risk (partly in flood zone 2 and partly in flood zone 1). The site is well integrated with the village and sits at a central position in close proximity to a range of local services and amenities. Site access is proposed from Chapel Street; the Highway Authority made no objections to small scale development on the site subject to local improvements to the road and pedestrian network. The site is situated in a built up part of the village with existing housing to the east, west and south (opposite the road). Development would constitute infill and would relate adequately with the existing form of the area. It is considered that given its scale and the nature of the area, development is likely to have minimal impacts on the landscape character and amenity of the area.	1
539	+	-/+	-/+	+	+	+	+	+	+	-/+	+	+	+	+	+	+	+	+	-	Site 539 is a greenfield site outside built environment boundaries (grade 1 agricultural land) largely constrained by flood zones the only potentially suitable area is in the western corner of the site, fronting Chapel Road. This site is well located however Chapel Rd is narrow.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. May be suitable if impact upon townscape is acceptable. If allocating consultation with DEFRA would be required regarding grade 1 agricultural land classification.	1
574																						0
576																						0
582																						0
583	+	+	+/-	+	+	+	+	+	+	+/-	+	+/-	+	+	+	+	+	+	-	Site 583 has a PROW adjacent to bottom of site and development would result in the loss of grade 1 agricultural land.		0
592																						0
696	+	+	-/+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site 696 is the western area (without road frontage) of site 67 which is a former industrial site outside built environment boundaries. The only possible access is within the conservation area between a pub and residential development and joins the highway at a bend and near to a "T" junction. The site has good links to services.	May be suitable if sensitively designed.	1
697																						0

Site Ref	Achievability													Deliverable/Developable			Notes	Total
	Proposed use (owner/agent)	Summary of constraints	Can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	Site capacity	Settlement cap	0-5 years	6-10 years	11-15 years				
453		Site proposed for consideration by landowner through an Agent therefore considered available.		1														0
G93.2		Site proposed for consideration by landowner through multiple Agents therefore considered available.		1	M	L							17				SAD allocation for 17 dwellings	17
486		Site proposed for consideration by landowner through multiple Agents therefore considered available.		1	M	L											Allocated as G93.2 in the SAD	0
G93.3	Housing, up to 75 dwellings - conventional but some affordable			1	M	L							21	14			Site G93.3 falls within FZ3 (high flood risk area). However based on the benefits of the site, the constraints associated with the other site options that are in a lower degree of flood risk, and the need for growth in the settlement, it is considered that on balance the benefits of allocating the site outweighs this constraint. However, development is subject to the appropriate flood mitigation measures as set out in the flood risk policy. SAD allocation for 35 dwellings	35
533	Housing, up to 75 dwellings - conventional but some affordable																Allocated as G93.3 in the SAD	0
G93.1		Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L							10				Site allocated in SAD	10
539		Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L											Part of the site is allocated as G93.1 within the SAD. It would be unsuitable to allocate the remaining parts due to flood risk and potential negative townscape impacts	0
574																		0
576																		0
582																		0
583																	Allocated as G93.3 in the SAD	0
592	Housing, 2 bungalows																	0
696		Site proposed for consideration by landowner through multiple Agents therefore considered available.		1	M	L											Allocated as G93.2 in the SAD	0
697	Housing, up to 150 dwellings																	0

Site Ref	Suitability Stage 1																	Suitability Stage 2						
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	Unacceptable flood risk	NNR	Ramsar	SAC	SPA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome	Accept/reject	Scale of development	Brownfield/Greenfield
751	Terrington St Clement	Terrington St Clement	KRSC	Agricultural	Land east side of Station Road (adj. Springfield) Terrington St Clement Norfolk (Grid Ref TF550197)	+	+	+	-	-/+	+	+	+	+	+	+	+	+	+	Wholly within Flood zone 2 tidal, partial flood zone 3 tidal.	No	0		
756	Terrington St Clement	Terrington St Clement	KRSC	Arable	Land adjacent 32 Hay Green Road (North)	-	+	+	-	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	No	0		
760	Terrington St Clement	Terrington St Clement	KRSC	Agricultural	Land North of Eastgate Farm, Eastgate Lane	+	+	+	-	+	+	+	+	+	+	+	+	+	+	Completely within flood zone 2 tidal.	No	0		
761	Terrington St Clement	Terrington St Clement	KRSC	Vacant Field	Land Between 63 & 69 Pope's Lane	+	+	+	-	+	+	+	+	+	+	+	+	+	+	Completely within flood zone 2 tidal.	No	0		
767	Terrington St Clement	Terrington St Clement	KRSC	Agricultural	Land north of A17, Haygreen Road,	-	+	+	-	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	No	0		
808	Terrington St Clement	Terrington St Clement	KRSC	Fallow Land & Storage Sheds	Land Adjacent 'Sunrise', Germans Lane	-	+	+	-	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	No	0		
866	Terrington St Clement	Terrington St Clement	KRSC	Redundant	Land off Old/New Roman Bank	-	+	+	-	-	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal.	No	0		
867	Terrington St Clement	Terrington St Clement	KRSC	Arable	Brush Meadow Lane, Emorsgate	-	+	+	-	-	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal.	No	0		
896	Terrington St Clement	Terrington St Clement	KRSC	Agricultural Nursery	Land at 78 Lynn Road, Terrington St Clement	+	+	+	-	-	+	+	+	+	+	+	+	+	+	Flood zones 2 & 3 tidal.	No	0		
936	Terrington St Clement	Terrington St Clement	KRSC	Grass	Land at 99 Northgate Way	+	+	+	-	-/+	+	+	+	+	+	+	+	+	+	Wholly within Flood zone 2 tidal, partial flood zone 3 tidal.	No	0		
1056	Terrington St Clement	Terrington St Clement	KRSC	Woodland	Land South of 45 Benns Lane,	+	+	+	-	-	+	+	+	+	+	+	+	+	+	Flood zones 2 & 3 tidal.	No	0		
1056	Terrington St Clement	Terrington St Clement	KRSC	Arable	Land next to Meadowcroft, Brush Meadow Lane	-	+	+	-	-/+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Wholly within Flood zone 2 tidal, partial flood zone 3.	No	0		
1057	Terrington St Clement	Terrington St Clement	KRSC	Redundant	Land opposite a junction from New Roman Bank	-	+	+	-	-	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal.	No	0		
1206		Terrington St Clement	KRSC		15, Rhoon Road	+	+	+	-	+	+	+	+	+	+	+	+	+	+	Site is wholly within Tidal flood zone 2. Site is within 25m of settlement boundary.	Yes	1	+	-
1207		Terrington St Clement	KRSC	Agriculture	Land north of 29, Wanton Lane	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement boundary.	N/A	1	+	-
1208		Terrington St Clement	KRSC		Station Road	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Site is not within 25m of settlement boundary.	No	0		
346	Terrington St Clement	Terrington St Clement	KRSC	Agricultural	Land adjacent to Lynn Road and Fith Spellow Field,	-	+	+	-	-	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal.	No	0		
67	Terrington St Clement	Terrington St Clement	KRSC	Agricultural	Land curtilage Churchgate Way	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 tidal.	Yes only small part of the site affected by flood zone.	1	+	-
268	Terrington St Clement	Terrington St Clement	KRSC	Garden	Land at Hay Green (North)	-	+	+	-	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	No	0		
84	Terrington St Clement	Terrington St Clement	KRSC	Agricultural	Land rear of 57 Chapel Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	+	+
TSC 15	Terrington St Clement	Terrington St Clement	KRSC		Hillgate Street	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	+	+

Site Ref	Safeguarded areas	Height/Slope	Historic environment	Impact on highways	Impact on services	Major utilities	Environmental Designations	TPO	Biodiversity	Landscapes/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject	
751																						0	
756																							0
760																							0
761																							0
767																							0
808																							0
866																							0
867																							0
896																							0
936																							0
1055																							0
1056																							0
1057																							0
1206	+	+	+	-/+		+	+	+	+	-/+	+	+	-/+	+	-/+	+	+	+	-	The site is a distance from the main services within the village, development of the site would not comply with the existing settlement pattern and create an undesirable backland style of development	no	0	
1207	+	+	+	-		+	+	+	+	-/+	+	+	+	+	+	+	+	+	-	Development of this site would result in the loss of Grade 1 agricultural land. Wanton Lane is very narrow and unsuitable for development. There is poor junction visibility. The Highway Authority would object if this site were identified as a strategic housing site. There are mature trees and hedges within the perimeter of the site. The size of the site can only accommodate a minimal number of dwellings. The site is further limited in size by the IDB drain along the north-western boundary. The site is in a fairly built up area with development to the east and south and sparse development to the north.	no	0	
1208																							0
346																							0
67	+	+	-/+	-/+		+	+	+	+	+	+	+	+	+	+	+	+	+	-/+	Site 67 is a mixed former industrial site and greenfield (grade 1 agricultural land) outside built environment boundaries. The proposed access is within the conservation area between a pub and residential development and joins the highway at a bend and near to a 'T' junction. The site has good links to services.	May be suitable if sensitively designed.	1	
268																							0
84	+	+	+	-		+	+	+	+	+	+	+	+	+	-/+	+	+	+	-	Site 84 is a greenfield site (grade 1) with NLU previously developed status, within the existing settlement boundary for the settlement. This site is well located however it may be difficult to achieve a safe access onto Hillgate St which is extremely narrow. May only be considered suitable if access is gained via Chapel Road although this has not been proposed.	The Highway Authority would object if this site were included in the plan.	0	
TSC 15	+	+	+	-		+	+	+	+	+	+	+	+	-/+	+	+	+	-	-	Site TSC15 is a greenfield site (grade 1) with NLU previously developed status, within the existing settlement boundary for the settlement. This site is well located however it may be difficult to achieve a safe access onto Hillgate St which is extremely narrow. May only be considered suitable if access is gained via Chapel Road although this has not been proposed.	The Highway Authority would object if this site were included in the plan.	0	

Site Ref				Achievability Deliverable/Developable											Total		
	Proposed use (owner/agent)	Summary of constraints	Can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	Site capacity	Settlement cap	0-5 years	6-10 years	11-15 years		Notes	
751	Housing, up to 150 dwellings																0
756	Housing, 2 semi detached dwellings																0
760																	0
761																	0
767																	0
808	Housing, 4 detached & semi detached dwellings																0
866	Housing, 2-4 dwellings detached & semi detached																0
867	Housing, 4 dwellings 2 pairs of semi detached bungalows																0
898	Housing																0
936	Housing, 10 bungalows																0
1055	Housing, up to 5 dwellings - conventional but some affordable																0
1056	Housing, 4 dwellings 2 pairs of semi detached bungalows																0
1057	Housing, 2-4 dwellings detached & semi detached																0
1206		Landowner has submitted site for consideration therefore site considered available.															0
1207		Landowner has submitted site for consideration therefore site considered available.															0
1208																	0
346	Residential																0
67		Site proposed for consideration by landowner through multiple Agents therefore considered available.													Allocated as G93.2 in the SAD		0
268	Housing, 1 dwelling																0
84		Site proposed for consideration by landowner through an Agent therefore considered available.															0
TSC 15	Housing/mixed use, 8 min - 12 max	Site proposed for consideration by landowner therefore considered available.															0

Site Ref	Suitability Stage 1																	Suitability Stage 2						
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	Unacceptable flood risk	NNR	Ramsar	SAC	SPA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome	Accept/reject	Scale of development	Brownfield/Greenfield
TSC 46	Terrington St. Clement	Terrington St Clement	KRSC		Sutton Road	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 tidal.	Yes only small part of the site affected by flood zone.	1	+	+
1280	Terrington St Clement	Terrington St Clement	KRSC	Garden	Land to the rear of 70 Station Road	/	/	/	/	/	/	/	/	/	/	/	/	/	/	Site is currently a residential garden	no	0	/	/
88	Terrington St John	St Johns Fen End	RV	Agricultural	Land West of School Road	+	-	-	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by fluvial flood zone 2 and 3.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received.	1	+	-
419	Terrington St John	St Johns Fen End	RV	Agricultural	Land at School Road	+	-	-	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by fluvial flood zone 2 and 3.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received.	1	+	-
792	Terrington St John	St John's Fen End	RV	Non-Productive Grassland	Land at School Farm, Terrington St John Fen End	+	-	-	+	+	+	+	+	+	+	+	+	+	+	Site wholly constrained by fluvial flood zone 2 and 3.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received.	1	+	-
371	Terrington St John	Terrington St John	KRSC	Agricultural	Land at Terrington St John	-	+	+	-	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development.	no	0	/	/
G94.1	Terrington St John	Terrington St John	KRSC	Vacant Field	Land East of School Road	+	+	+	-	+	+	+	+	+	+	+	+	+	+	Completely within flood zone 2 tidal.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received.	1	+	-
393	Terrington St John	Terrington St John	KRSC	Vacant Field	Land East of Terrington St John County Primary School, School Road	+	+	+	-	+	+	+	+	+	+	+	+	+	+	Completely within flood zone 2 tidal.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received.	1	-/+	+
417	Terrington St John	Terrington St John	KRSC	Orchard/agricultural	Land at School Road,	+	+	+	-	+	+	+	+	+	+	+	+	+	+	Completely within flood zone 2 tidal.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received.	1	-/+	+
543	Terrington St John	Terrington St John	KRSC	Currently no use	Land east of Orchard Way,	+	+	+	-	+	+	+	+	+	+	+	+	+	+	Completely within flood zone 2 tidal.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received.	1	+	+
576	Terrington St John	Terrington St John	KRSC	Residential	Land at Limewood House, School Road,	+	+	+	-	+	+	+	+	+	+	+	+	+	+	Completely within flood zone 2 tidal.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received. Site forms the garden of a residential dwelling	0	/	/
668	Terrington St John	Terrington St John	KRSC	Agricultural	Land at Sunnyside, Main Road,	-	+	+	-	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development.	no	0	/	/
685	Terrington St John	Terrington St John	KRSC	Agricultural	Land adjacent to 'Eastridge',	+	-	-	+	+	+	+	+	+	+	+	+	+	+	Site not able to accommodate a minimum of 5 dwellings	no	0	/	/

Site Ref	Safeguarded areas	Height/Slope	Historic environment	Impact on highways	Impact on services	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
TSC 46	+	+	-/+	-/+		+	+	+	+	-/+	+	+	-/+	-	+	+	+	-	+	Site TSC 46 is a brownfield site mixed garage and car/bike repairs which is partially within the conservation area. A small section of the site is in flood zone 2. The site has good access to local services including bus route and shops, the loss of the filling station and garage services would have a negative impact upon the services available and employment provision in the settlement but a positive affect on neighbouring amenity.	The Council is seeking to retain employment land unless the loss satisfies the parameters set out in CS policy CS10.	1
1280	/																				0	
88	+	+	+	+		+	+	+	+	+	+	+	-/+	+	+	+	+	+	-	Site 88 is a greenfield site wholly within fluvial flood zone 2 and 3 and is grade 2 agricultural land. Development of the site would require careful consideration of the relationship between any development and the adjacent bungalows. Footpath provision is considered inadequate, with no realistic possibility of improvement by Norfolk County Council Highways	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received. Further consultation with the Highways	1
419	+	+	+	+		+	+	+	+	+	+	+	+	+	-	+	+	+	-	Site 419 is a greenfield site wholly within fluvial flood zone 2 and 3 and is grade 2 agricultural land. The site has poor pedestrian access. Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received. The site is considered remote, at the edge of the settlement by Norfolk County Council Highways, consequently they would object to the development of this site, development at this location would negatively impact upon the landscape as it would sit in countryside and at an area that clearly marks the edge of the settlement. Not only would countryside views be lost, and views into the site seen out of context at this locality but development would have a detrimental impact upon the character of the local area with a loss of 'openness'	no	1
792	+	+	+	+		+	+	+	+	+	+	+	-/+	+	+	+	+	+	-	Site 88 is a greenfield site wholly within fluvial flood zone 2 and 3 and is grade 2 agricultural land. Development of the site would require careful consideration of the relationship between any development and the adjacent bungalows. Footpath provision is considered inadequate, with no realistic possibility of improvement by Norfolk County Council Highways	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received. Further consultation with the Highways	1
371	/																				0	
G94.1	+	+	+	+		+	+	+	+	+	+	+	+	+	+	+	+	+	-	The site comprises of a smaller part of site 393/417 and has similar scores in the Sustainability Appraisal. It scores positively in terms of access to services, with opportunity for safe site access from School Road subject to its design. It is within a medium flood risk area and comprises of grade 2 agricultural land which is the same for majority of the growth options in the settlement. The site in combination with part of site 890 provides an opportunity for a form of development that is well located and integrated with the village, without detriment to the landscape character and form of the surrounding area.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received.	1
393	+	+	+	+		+	+	+	+	-/+	+	+	+	+	+	+	+	+	-	Site 393 is wholly within grade 2 agricultural land. Development of whole site may not be in-keeping with existing settlement	part of the site. Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received.	1
417	+	+	+	+		+	+	+	+	-/+	+	+	+	+	+	+	+	+	-	Site 417 is wholly within grade 2 agricultural land. Development of whole site may not be in-keeping with existing settlement	part of the site. Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received.	1
543	+	+	+	-/+		+	+	+	+	-/+	+	+	+	+	+	+	+	+	-	Site 543 is wholly within grade 2 agricultural land. There is no clear means of access to public highway from the information provided. Local Footway links and road network is inadequate for this scale of development	no	0
576	/																				0	
668	/																				0	
685	/																				0	

Site Ref	Achievability													Deliverable/Developable				Notes	Total
	Proposed use (owner/agent)	Summary of constraints	Can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	Site capacity	Settlement cap	0-5 years	6-10 years	11-15 years					
TSC 46	Housing, min 10 max 15	Site proposed for consideration by landowner therefore considered available.		1	M	L	0.20	0.20	24.00	12.00	55	12				Site is within the development boundary, so could come forward as a housing site	12		
1280	3 residential dwellings	Site proposed by land owner, so considered to be available		0													0		
88	Housing, 5 dwellings	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	0.2	0.2	24		12				5	The site is outside of the SAD development boundary, so could come forward as a potential housing site after the current plan period, 2026.	5		
419	Residential	Site proposed for consideration by landowner through an Agent therefore considered available.		1													0		
792	Housing, 5 dwellings	Site proposed for consideration by landowner therefore considered available.		1	M	L										Figure counted as Site 88	0		
371																	0		
G94.1	Residential	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L						21	14		SAD allocation for 35 dwellings	35			
393	Residential	Site proposed for consideration by landowner through an Agent therefore considered available.		1												Site part allocated as G94.1 in the SAD	0		
417	Residential	Site proposed for consideration by landowner through an Agent therefore considered available.		1												Site part allocated as G94.1 in the SAD	0		
543	Housing, up to 40 dwellings or more at planners' discretion / Possible school																0		
575																	0		
668																	0		
685																	0		

	0-5 years	6-10 years	11-15 years	Total
St John's Fen End	0	0	5	5

	0-5 years	6-10 years	11-15 years	Total
Terrington St John	21	14	15	50

Site Ref	Suitability Stage 1																	Suitability Stage 2						
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	Unacceptable flood risk	NNR	Ramsar	SAC	SPA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome	Accept/reject	Scale of development	Brownfield/Greenfield
710	Terrington St John	Terrington St John	KRSC	Vacant Field	Land on Old Church Road.	+	+	+	-	+	+	+	+	+	+	+	+	+	+	Completely within flood zone 2 tidal.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received.	1	+	-
885	Terrington St John	Terrington St John	KRSC	Agricultural	Land West of Shopfield House	+	+	+	-	+	+	+	+	+	+	+	+	+	+	Completely within flood zone 2 tidal.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received.	1	+/-	-
890	Terrington St John	Terrington St John	KRSC	School Playing Field / Agricultural	Land adjacent to Terrington St John CP School, School Road	+	+/-	+/-	+/-	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 3 fluvial and flood zone 2 tidal.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received. Part of the site suitable	1	+/-	-
947	Terrington St John	Terrington St John	KRSC	Agricultural	Land to the East of 'Fairlawn Orchard'	-	+	+	-	+	+	+	+	+	+	+	+	+	+	Completely within flood zone 2 tidal. Site considered to far from settlement	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received.	1	+	+
167	Terrington St. John	Terrington St. John	KRSC	Vacant Field	Land at Church Road	+	+	+	-	+	+	+	+	+	+	+	+	+	+	Completely within flood zone 2 tidal.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received.	1	+	-
1253	Terrington St John	Terrington St John	KRSC	former bowling green	Land south of Main Road, adj. Woolpack Inn	+	+	+	-	+	+	+	+	+	+	+	+	+	+	Completely within flood zone 2 tidal.	Yes - if the site meets with the sequential test, i.e. the site is located in a lower flood risk area compared to other higher flood risk sites in the settlement, and appropriate mitigation measures are employed	1	+	-
284	Tilney All Saints	Tilney All Saints	RV	Agricultural/Community	Glebe Land at Tilney All Saints	+	+	+	-	+/-	+/-	+	+	+	+	+	+	+	+	Completely within flood zone 2 tidal, partially within flood zone 3 tidal and the hazard zone.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore beyond the Hazard zone the constraint can be overcome subject to a suitable flood risk assessment being received.	1	+/-	+/-
G97.1	Tilney All Saints	Tilney All Saints (Tilney High End)	RV	Agricultural	Land to the East of School Road, North of Lynn Road.	+	+	+	-	+	+	+	+	+	+	+	+	+	+	Site completely within flood zone 2 tidal.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received.	1	+	-
329	Tilney All Saints	Tilney All Saints (Tilney High End)	RV	Agricultural	Land to the East of School Road, North of Lynn Road.	+	+	+	-	+	+	+	+	+	+	+	+	+	+	Site completely within flood zone 2 tidal.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received.	1	+	-
345	Tilney All Saints	Tilney All Saints	RV	Agricultural	Land near to Jubilee Cottages	-	+	+	-	-	+	+	+	+	+	+	+	+	+	Site more than 25m from proposed development boundary. Site wholly within Flood Zone 3 (therefore fails Sequential Test).	No	0		
349	Tilney All Saints	Tilney All Saints	RV	Agricultural	Land adjacent to The Haven,	-	+	+	-	-	+	+	+	+	+	+	+	+	+	Site is not within 25m of proposed development boundary and is wholly within Flood Zone 3 (and therefore fails the sequential test).	No	0		
409	Tilney All Saints	Tilney All Saints	RV	Commercial Nursery (Retail?)	Land at Shepherds Gate,	-	+	+	-	+	+	+	+	+	+	+	+	+	+	Site is not within 25m of proposed development boundary.	No	0		
690	Tilney All Saints	Tilney All Saints	RV	Agricultural	Land at Tilney All Saints	-	+	+	-	+/-	+	+	+	+	+	+	+	+	+	Site is not within 25m of proposed development boundary and most of the site is within Flood Zone 3 (and therefore fails the sequential test).	No	0		
988	Tilney All Saints	Tilney All Saints	RV	Vacant Field	Land at Lynn Road (A47).	-	+	+	-	-	+	+	+	+	+	+	+	+	+	Site is not within 25m of proposed development boundary and is wholly within Flood Zone 3 (and therefore fails the sequential test).	No	0		
344	Tilney All Saints,	Tilney All Saints,	RV	Agricultural	Land to the North East of Tilney Hall	-	+	+	-	-	+	+	+	+	+	+	+	+	+	Site is not within 25m of proposed development boundary and is wholly within Flood Zone 3 (and therefore fails the sequential test).	No	0		

Site Ref	Safeguarded areas	Height/Slope	Historic environment	Impact on highways	Impact on services	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape	HSE	Pollution / contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
710	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	-	Site 710 is wholly within grade 1 agricultural land.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received.	1
885	+	+	+	-	+	+	+	+	+	-	+	+	+	+	+	+	+	+	-	Site 885 is wholly within grade 1 agricultural land. There is no clear adequate means of access to public highway from the information provided, for this scale of development. Local Footway links and road network is inadequate for this scale of development. This site should not be considered for housing.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received.	0
890	+	+	+	+/-	+	+	+	+	+	+/-	+	+	+	+	+	+	+	+	-	Site 890 is wholly within grade 2 agricultural land.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received.	1
947	+	+	+	-	-	+	+	+	+	+/-	+	+	+/-	+	-	+	+	+	-	Site 947 is wholly within a gas transmission and gas pipeline area. Development of the site would also result in the loss of grade 1 agricultural land. This allocation is remote from the settlement. The Highway Authority would object if this site were included in the plan.	no	0
167	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	-	Site 167 is wholly within grade 1 agricultural land.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received.	1
1253	+	+	+	+	+	+	+	+	+	+	+	+	+	+/-	+	+	+	+	-	The site is a former bowling green, that doesn't appear to be in use. The site is classified as grade 2 agricultural land.	Yes	1
284	+	+	+	+	+	+	+	+	+	+/-	+	+	+	+/-	+/-	+	+	+	-	Site 284 is greenfield site completely within flood zone 2 and partly in flood zone 3 and a hazard zone. A tree preservation order exists to the south west of the site. Development of the site would result in a loss of grade 1 agricultural land. The site is adjacent to a grade I and a grade II listed buildings.	Site is highly constrained. It is at a high risk of flooding, has Heritage Assets nearby, would result in the loss of a community facility (either the village hall or its car park - although the village hall is currently not being utilised (fully its loss is still not acceptable in policy terms), loss of grade 1 agricultural land. Additional the Highway Authority would object to development of this site.	0
G97.1	+	+	+	+	+/-	+	+	+	+	+/-	+	+	+	+/-	+	+	+	+	+/-	Site 329 is greenfield, agricultural grade 2 land, completely within flood zone 2 tidal.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received.	1
329	+	+	+	+	+/-	+	+	+	+	+/-	+	+	+	+/-	+	+	+	+	+/-	Site 329 is greenfield, agricultural grade 2 land, completely within flood zone 2 tidal.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received.	1
345																						0
349																						0
409																						0
690																						0
988																						0
344																						0

Site Ref	Proposed use (owner/agent)	Summary of constraints	Can constraints be overcome?	Achievability		Deliverable/Developable										Notes	Total	
				Accept/reject	Market assessment	Gross area	Net area	Density	Site capacity	Settlement cap	0-5 years	6-10 years	11-15 years					
710					M	L	0.50	0.45	24.00	10.80	33						The site is outside of the SAD development boundary, so could come forward as a potential housing site after the current plan period, 2026.	10
885	Housing / Leisure																	0
890	Housing / Leisure / Community & Health Facility																Part of the site allocated as G94.1 with the SAD	0
947																		0
167					M	L											Figure counted as Site 710	0
1253	3-5 residential dwellings	Site proposed for consideration by landowner and later through an Agent therefore considered available.			1	M	L	0.21	0.21	24.00	5.04	33					could be a potential residential site after the current plan period (2026)	5
284	Housing																	0
G97.1	Housing		Yes		1	M	L						5				SAD allocation for 5 dwellings	5
329	Housing		Yes		1	M	L										Allocated as G97.1 in the SAD	0
345																		0
349	Residential																	0
409	Housing/Retail																	0
690																		0
988																		0
344																		0

	0-5 years	6-10 years	11-15 years	Total
Tilney All Saints	5	0	0	5

Site Ref	Suitability Stage 1																	Suitability Stage 2						
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	Unacceptable flood risk	NNR	Ramsar	SAC	SPA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome	Accept/reject	Scale of development	Brownfield/Greenfield
342	Tilney All Saints	Tilney All Saints	SVAH	Agricultural	Land near to Tilney Hall	-	+	+	-	-/+	+	+	+	+	+	+	+	+	+	Site is not within 25m of proposed development boundary and most of the site is within Flood Zone 3 (and therefore fails the sequential test).	No	0		
343	Tilney All Saints	Tilney All Saints	SVAH	Agricultural	Land on Church Lane	-	+	+	-	-/+	+	+	+	+	+	+	+	+	+	Site is not within 25m of proposed development boundary and most of the site is within Flood Zone 3 (and therefore fails the sequential test).	No	0		
265	Tilney St Lawrence	Tilney St Lawrence	KRSC	Residential	Land at 82 to 88 Church Road,	+	+	+	-	+	+	+	+	+	+	+	+	+	+	Completely within flood zone 2 tidal.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received.	1	+	+/-
266	Tilney St Lawrence	Tilney St Lawrence	KRSC	Agricultural	Land between playing field and St Magdalen Road,	-	-	-	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 fluvial (and therefore fails the sequential test).	No	0		
308	Tilney St Lawrence	Tilney St Lawrence	KRSC	Deused residential property and garden	White House Farm Cottages, Church Road,	-	-/+	-/+	-/+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 & 3 fluvial and flood zone 2 tidal (and therefore fails the sequential test). Site considered too far from a higher order settlement to be considered suitable for development.	No. Site fully constrained. Site not able to accommodate a minimum of 5 dwellings	0		
309	Tilney St Lawrence	Tilney St Lawrence	KRSC	Vacant Field	Land at White House Farm Cottages, Church Road,	-	-/+	-/+	-/+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 & 3 fluvial and flood zone 2 tidal (and therefore fails the sequential test). Site considered too far from a higher order settlement to be considered suitable for development.	No. Site fully constrained.	0		
368	Tilney St Lawrence	Tilney St Lawrence	KRSC	Agricultural	Land at Spice Chase	+	-	-	+	+	+	+	+	+	+	+	+	+	+	Flood zones 2 & 3 fluvial (and therefore fails the sequential test).	No	0		
372	Tilney St Lawrence	Tilney St Lawrence	KRSC	Agricultural	Land at Terrington St John	-	+	+	-	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	No	0		
475	Tilney St Lawrence	Tilney St Lawrence	KRSC	Agricultural	Garden Land to the Rear of 80 St Johns Road,	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 tidal.	No only small part of the site affected by flood zone. The site is a garden	0		
581	Tilney St Lawrence	Tilney St Lawrence	KRSC	Vacant Field	Site at School Road	+	-	-	+	+	+	+	+	+	+	+	+	+	+	Flood zones 2 & 3 fluvial.	No. Site not able to accommodate a minimum of 5 dwellings	0		
635	Tilney St Lawrence	Tilney St Lawrence	KRSC	Agricultural	Land off New Road,	+	+	+	-	+	+	+	+	+	+	+	+	+	+	Completely within flood zone 2 tidal.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received.	1	+	+
778	Tilney St Lawrence	Tilney St Lawrence	KRSC	Farming	Land NE of Aysgarth, New Road	+	+	+	-	+	+	+	+	+	+	+	+	+	+	Completely within flood zone 2 tidal.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received.	1	+	+
779	Tilney St Lawrence	Tilney St Lawrence	KRSC	Industrial / HGV Yard	KGB Transport yard, 46-48 St John's Road, Tilney St Lawrence	+	+	+	-	+	+	+	+	+	+	+	+	+	+	Completely within flood zone 2 tidal.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received.	1	+/-	+

Site Ref	Safeguarded areas	Height/Slope	Historic environment	Impact on highways	Impact on services	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject		
342																						0		
343																							0	
266	+	+	+	-		+	+	-	+	+	+	+	+	+	+	+	+	+	+	+	This allocation is remote from the settlement. The Highway Authority would object if this site were included in the plan. Part of the site is a TPO area.	no	0	
266																							0	
308																						This allocation is remote from the settlement. The Highway Authority would object if this site were included in the plan.	0	
308																						Site 308 is subject to a tree preservation order on its eastern side.	This allocation is remote from the settlement. The Highway Authority would object if this site were included in the plan.	0
368																						This allocation is remote from the settlement. The Highway Authority would object if this site were included in the plan.	0	
372																							0	
475																							0	
581																							0	
635	+	+	+	-		+	+	+	+	+	+	+	+	+	+	+	+	+	-	Site 635 is within either grade 1 or 2 agricultural land. There is no clear means of access to public highway from the information provided. Local Footway links and road network is inadequate for this scale of development. This site should not be considered for housing.	no	0		
778	+	+	+	-		+	+	+	+	+	+	+	+	+	+	+	+	+	-	Site 778 is wholly within grade 2 agricultural land. There is no clear adequate means of access to public highway from the information provided, for this scale of development. Local Footway links and road network is inadequate for this scale of development. This site should not be considered for housing.	no	0		
779	+	+	+	+		+	+	+	+	+	+	+	+	+	+	+	+	-	-	Site 779 is wholly within grade 2 agricultural land.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received. However, the Council is seeking to retain employment land unless the loss satisfies the parameters set out in CS policy CS10. The site is on an existing depot and is connected to the highway network. Subject to a safe access and footpath, the Highway Authority would not object to the site. Residential development on the site would result in loss of employment land/use however the principal of residential development on part of the site was established in the extant planning permission on the site for 23 residential dwellings. Development would not have an impact on food production as the site is mostly brownfield and the rest of the site is not in agricultural use. The site is situated in a built up area; it lies at the rear of existing development and is mostly screened on all sides by development. It is not screened from the wider landscape on the northern side but in this view development will be viewed against the backdrop of the existing village. As such it is considered development on the site is not likely to harm the landscape character and visual amenity of the locality.	1		

Site Ref	Proposed use (owner/agent)	Summary of constraints	Can constraints be overcome?	Accept/reject	Achievability		Deliverable/Developable										Total	
					Market assessment	Cost assessment	Gross area	Net area	Density	Site capacity	Settlement cap	0-5 years	6-10 years	11-15 years	Notes			
342																		0
343																		0
266																		0
266																		0
308	Housing, 1-4 dwellings																	0
308																		0
368																		0
372																		0
475																		0
581																		0
635																		0
778	Housing, up to 50 dwellings, market housing																	0
778	housing	Site proposed for consideration by landowner and later through an Agent therefore considered available.		1	M		M	3.30	2.47	24.00	59.40	33						20
																		20

	0-5 years	6-10 years	11-15 years	Total
Tilney St Lawrence	0	0	20	20

If the loss satisfies the parameters set out in CS policy CS10, the site could come forward as a potential housing site after the current plan period, 2026 as it is outside of the development boundary

Site Ref	Suitability Stage 1																	Suitability Stage 2							
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	Unacceptable flood risk	NNR	Ramsar	SAC	SPA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome	Accept/reject	Scale of development	Brownfield/Greenfield	
780	Tilney St Lawrence	Tilney St Lawrence	KRSC	Industrial / HGV Yard	KGB Transport yard, 46-48 St John's Road,	+	+	+	-	+	+	+	+	+	+	+	+	+	+	+	Completely within flood zone 2 tidal.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received.	1	+/-	+
855	Tilney St Lawrence	Tilney St Lawrence	KRSC	Agricultural	Land to the North East of Church Road	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 & 3 fluvial (and therefore fails the sequential test).	No	0		
1126	Tilney St Lawrence	Tilney St Lawrence		Agriculture - up until recently were agricultural buildings on site. Site itself not used for agriculture but adjoining land to west in applicants ownership has been in agricultural use.	Land at Church Road, Tilney St Lawrence	-	-/+	-/+	-/+	+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 & 3 fluvial and flood zone 2 tidal (and therefore fails the sequential test). Also not with 25m	No. Site fully constrained.	0		
TSL 01	Tilney St Lawrence	Tilney St Lawrence	KRSC		Land rear of Lynn Road	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	Flood zones 2 & 3 fluvial.	No	0		
257	Tilney St Lawrence	Tilney St Lawrence	KRSC	Vacant Field	Land adjacent to the Willows New Road	-	+	+	-	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	No	0		
138	Upwell	Three Holes	RV	Grazing Land	Land at Village Hall, Main Road,	-	-	-	+	+	-	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable. Flood zones 2, 3 fluvial & hazard zone.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the flood constraint can be overcome subject to approval by the EA of the flood risk assessment received. The site is not suitable due to the proximity to the settlement.	0		
247	Upwell	Three Holes	RV	Agricultural	Land North of Badyke Bark	+	-/+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 & 3 fluvial.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received.	1	-/+	-
407	Upwell	Three Holes	RV	Agricultural land	Land at Townsend Road,	+	-/+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 & 3 fluvial.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received.	1	-/+	-
G96.1	Upwell	Three Holes	RV	Agricultural	Land at The Bungalow, Main Road,	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	Flood zones 2 & 3 fluvial.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received.	1	-/+	-
488	Upwell	Three Holes	RV	Agricultural	Land at The Bungalow, Main Road,	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	Flood zones 2 & 3 fluvial.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received.	1	-/+	-
605	Upwell	Three Holes	KRSC	Vacant Field	Land at Three Holes,	-	-	-	+	+	-	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable. Flood zones 2, 3 fluvial & hazard zone.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the flood constraint can be overcome subject to approval by the EA of the flood risk assessment received. The site is not suitable due to the proximity to the settlement.	0		

Site Ref	Safeguarded areas	Height/Slope	Historic environment	Impact on highways	Impact on services	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject	
780	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	-	-	Site 780 is wholly within grade 2 agricultural land.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received. However, the Council is seeking to retain employment land unless the loss satisfies the parameters set out in CS policy CS10. The site is on an existing depot and is connected to the highway network. Subject to a safe access and footpath, the Highway Authority would not object to the site. Residential development on the site would result in loss of employment land/use however the principal of residential development on part of the site was established in the extant planning permission on the site for 23 residential dwellings. Development would not have an impact on food production as the site is mostly brownfield and the rest of the site is not in agricultural use. The site is situated in a built up area; it lies at the rear of existing development and is mostly screened on all sides by development. It is not screened from the wider landscape on the northern side but in this view development will be viewed against the backdrop of the existing village. As such it is considered development on the site is not likely to harm the landscape character and visual amenity of the locality.	1	
855																						0	
1128																							0
TSL 01																							0
257																							0
138																				Site 138 is considered too far from a higher order settlement to be considered suitable. Flood zones 2, 3 fluvial & hazard zone.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the flood constraint can be overcome subject to approval by the EA of the flood risk assessment received. The site is not suitable due to the proximity to the settlement.	0	
247	+	-	+	-	+	+	+	+	+	+	+	+	-	+	+	+	+	+	-	Site 247 is a large greenfield site which is grade 1 agricultural land. Partially within flood zones 2 & 3 fluvial. The site level is a lot lower than the surrounding highways network this would impact negatively upon any future residents of the site. Access would have to be achieved by crossing a large dyke.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the flooding constraint can be overcome, however the site itself appears physically unsuitable for housing development.	0	
407	+	-	+	-	+	+	+	+	+	+	+	+	-	+	+	+	+	+	-	Site 247 is a large greenfield site which is grade 1 agricultural land. Partially within flood zones 2 & 3 fluvial. The site level is a lot lower than the surrounding highways network this would impact negatively upon any future residents of the site. Access would have to be achieved by crossing a large dyke.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the flooding constraint can be overcome, however the site itself appears physically unsuitable for housing development.	0	
G96.1	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	-	Site 488 is a large greenfield site which is grade 1 agricultural land. Partially within flood zones 2 & 3 fluvial. Frontage development only would be acceptable.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received.	1	
488	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	-	Site 488 is a large greenfield site which is grade 1 agricultural land. Partially within flood zones 2 & 3 fluvial. Frontage development only would be acceptable. Poor access to services.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received.	1	
605																				Site 605 considered too far from a higher order settlement to be considered suitable. Flood zones 2, 3 fluvial & hazard zone.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the flood constraint can be overcome subject to approval by the EA of the flood risk assessment received. The site is not suitable due to the proximity to the settlement.	0	

Site Ref				Achievability		Deliverable/Developable										
	Proposed use (owner/agent)	Summary of constraints	Can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	Site capacity	Settlement cap	0-5 years	6-10 years	11-15 years	Notes	Total
780	housing	Site proposed for consideration by landowner and later through an Agent therefore considered available.		1	M	M									Figure counted as 779	0
855																0
1126	Housing 3-8															0
TSL 01	Housing, min 7 max 11															0
257																0
138	Housing, 20-30 mixed dwellings	Site proposed for consideration by the landowner and an agent therefore considered available.		1												0
247	Residential	Site proposed for consideration by the landowner and an agent therefore considered available.		1												0
407	Residential	Site proposed for consideration by the landowner and an agent therefore considered available.		1												0
G96.1	Residential	Site proposed for consideration by the landowner and an agent therefore considered available.		1	M	L						5			Site allocated in SAD for 5 dwellings	5
488	Residential	Site proposed for consideration by the landowner and an agent therefore considered available.		1											Site allocated within SAD as G96.1	0
605	Residential	Site proposed for consideration by the landowner and an agent therefore considered available.		1												0

	0-5 years	6-10 years	11-15 years	Total
Three Holes	5	0	0	5

Site Ref	Suitability Stage 1																	Suitability Stage 2						
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	Unacceptable flood risk	NNR	Ramsar	SAC	SPA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome	Accept/reject	Scale of development	Brownfield/Greenfield
1105	Upwell	Three Holes	RV	Grass / Domestic garden / Polytunnel, caravan.	Site adjacent to Croft Road and Main Road/A1101, Three Holes	+	-/+	-/+	+	+	-/+	+	+	+	+	+	+	+	+	Partially within flood zones 2 & 3 fluvial and hazard zone.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received.	1	-/+	-/+
4	Upwell	Upwell	KRSC	Agricultural	Site between Ivy House and Orchard House Small Lode	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Part of site within 25m of settlement.	N/A	1	+	-
34	Upwell	Upwell	KRSC	Residential	Land at St Peter's Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	+	-
82	Upwell	Upwell	KRSC	Residential	Land adjacent Lode House	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.	N/A	1	+	-
132	Upwell	Upwell	KRSC	Residential	Land adjacent and rear of Chapel Cottage, New Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	+	-
G104.1	Upwell	Upwell	KRSC	Agricultural	Land North West of Townley Close	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	+	-
249	Upwell	Upwell	KRSC	Agricultural	Land West of Townley Close Upwell	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	-/+	-
277	Upwell	Upwell	KRSC	Agricultural	Land at Stonehouse Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	+	-/+
300	Upwell	Upwell	KRSC	Agricultural	Land joining both Stonehouse Road and Green Road, (opposite village playing field)	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	+	-/+
G104.2	Upwell	Upwell	KRSC	Agricultural	Land South East of Townley Close	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	+	-
358	Upwell	Upwell	KRSC	Agricultural	Land East of Health Centre,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	+	-

Site Ref	Safeguarded areas	Height/Slope	Historic environment	Impact on highways	Impact on services	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
1105	+	+	+	-	+	+	+	+	+	-/+	+	+	-	+	-/+	+	+	+	-	Site 1105 is a large mixed greenfield/brownfield location and grade 1 agricultural land. There would be townscape/landscape issues as development of this site would constitute a form of backland build and therefore wouldn't be in-keeping with the settlement pattern. There may be issues of overlooking for neighbouring properties. The site does not fit in with the form and character of the area but some frontage development may be suitable away from the 'T' junction. The rear of the site has poor access down a track and is sat to the rear of existing properties. The site originally put forward includes some under flood risk.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received. Some frontage development may be suitable. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility.	1
4	+	+	+			+	+	+	+	+	+	+	+	+	-	+	+	+	-	Site 4 is a greenfield location outside built environment boundaries, remote from the services of the settlement and grade 1 agricultural land. The Highway Authority would object if this site were included in the plan due to it being remote from the settlement.	The Landowner has provided additional information in response to the "Site Specific Allocations & Policies DPD 'Issues & Options.'" However there wasn't sufficient information to overcome the objection.	0
34	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	-	Site 34 is a greenfield site completely within the conservation area and grade 1 agricultural land. This site is not sufficient or suitable for strategic development/allocation.	Not sufficient size for consideration in the Site Specific Allocations and Policies DPD.	1
82	+	+	-	-	+	+	+	-/+	-/+	-/+	+	+	-/+	+	+	+	+	+	+	Site 82 is a garden site, completely within the conservation area, two of the boundaries are confined by TPO's. The highways authority considers the site to be remote from key services. The Council's Conservation Officer would object if the site was included in the plan because development would adversely affect the character of the conservation area.	The Highway Authority feel that this site is remote from the key services of settlement and they would object if this site were included in the plan. However in this instance following a site visit it is felt that the site is well located to the local centre and is therefore further discussion would be required prior to allocation. Any design would need to consider the protected trees. The Council's Conservation Officer has formally objected to this site therefore the site is not suitable.	0
132	+	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	-/+	Site 132 is greenfield garden land. It is completely within the conservation area. The dwelling to the front of the site appears to be under renovation, however this would need to be removed to allow access into the site. The remainder of the site is overgrown. Redevelopment of the site is unlikely to have a detrimental impact on the amenity of the neighbourhood. Local services neighbour the site. Subject to a safe access being made the Highway Authority would not object if this site were included in the plan.	Requires Conservation Officer approval prior to allocation. Providing the dwelling on the site could be removed to enable access this site may be suitable. However the sit is not able to accommodate a minimum of 5 dwellings	0
G104.1	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	-	The site scores well in terms of sustainability, especially in relation to 'access to services'. The impact of the site upon 'heritage' and 'landscape/amenity' would depend on how the development is implemented however any negative impact could be mitigated by appropriate design. By only selecting part of sites 249 & 549 the development could take on a linear nature that would be in keeping with the local settlement pattern and there would also be less of an impact upon the setting of the Grade II listed building, Welle Manor Hall. There is a neutral score recorded for 'natural environment' and 'economy A business' The site will result in the loss of high grade agricultural land but this is the same for all growth options proposed within the settlement.		
249	+	+	-/+	+	+	+	+	+	+	+	+	+	-/+	+	+	+	+	+	-	Site 249 is a greenfield site and grade 1 agricultural land. However the site is well located close to services/facilities, and public transport routes. Currently used as part of a larger grassed paddock area with a high fence surrounding the site, part of the site includes agricultural buildings. Should be considered alongside site 524 to make up a larger site and could improve access into the site, this would also improve access to facilities/services etc. Surrounded by residential uses, community facilities and open space.	The Highway Authority feel that this site is remote from the key services of settlement and they would object if this site were included in the plan. However in this instance following a site visit it is felt that the site is well located to the local centre therefore more discussion would be required prior to allocation. Requires Conservation Officer approval prior to allocation.	1
277	+	+	+	+	+	+	+	+	-/+	-/+	+	+	-/+	+	+	+	+	+	-	Site 277 is a greenfield site and grade 1 agricultural land. The site includes an area of agricultural land, caravans, a derelict property and outbuildings and residential development. It is surrounded by agricultural land, and a small amount of residential. The site is within walking distance of services/ facilities. Access around the site is relatively poor however and this would impact on the scale of development appropriate. There are also no existing footpaths around the site. Also refer to site 300.	The Highway Authority feel that this site is remote from the key services of settlement and they would object if this site were included in the plan.	0
300	+	+	+	+	+	+	+	+	-/+	-/+	+	+	-/+	+	+	+	+	+	-	Site 300 is a greenfield site and grade 1 agricultural land. The site includes an area of agricultural land, caravans and residential development. It is surrounded by agricultural land, and a small amount of residential. The site is within walking distance of services/ facilities. Access around the site is relatively poor however and this would impact on the scale of development appropriate. There are also no existing footpaths around the site. Also refer to site 277.	The Highway Authority feel that this site is remote from the key services of settlement and they would object if this site were included in the plan.	1
G104.2	+	+	+	+	+	+	+	+	-	-/+	+	+	-/+	+	+	+	+	+	-	Development at this location will have a neutral impact on 'heritage', 'natural environment' and 'landscape and amenity' as it relates well to the existing settlement and is outside of the Conservation Area. The site scored both positively and negative for community and social as some negative comments were received regarding development on part of this site, however the development will provide community benefits through housing and the Parish Council support the scale of development proposed on this site. Development at this location will fit in with surrounding development and it is unlikely to impact on the landscape and townscape, forming an extension to existing residential development. The site will result in the loss of high grade agricultural land but this is the same for all growth options within the settlement.		1
358	+	+	+	+	+	+	+	+	-	-/+	+	+	-/+	+	+	+	+	+	-	Site 358 is a greenfield site and grade 1 agricultural land. It appears to be a wooded area and is currently well screened from any public viewpoint. It is well located within walking distance of services/ facilities and bus stops, and access would not be a problem on the site. It is surrounded by residential uses, and opposite agricultural land.	The Highway Authority feel that this site is remote from the key services of settlement and they would object if this site were included in the plan. However in this instance following a site visit it is felt that the site is well located to the local centre therefore more discussion would be required prior to allocation.	1

Site Ref	Proposed use (owner/agent)	Summary of constraints	Can constraints be overcome?	Accept/reject	Achievability		Deliverable/Developable							Notes	Total	
					Market assessment	Cost assessment	Gross area	Net area	Density	Site capacity	Settlement cap	0-5 years	6-10 years			11-15 years
1105	Residential	Site proposed for consideration by the landowner therefore considered available.		1												0
4	Residential	Site proposed for consideration by landowner therefore considered available.		1												0
34	Residential	Site proposed for consideration by landowner therefore considered available.		1												0
82		Site proposed for consideration by the landowner through an Agent therefore considered available.		0												0
132		Site proposed for consideration by the landowner through an Agent therefore considered available.		0												0
G104.1		Site proposed for consideration by landowner through an Agent and a section suggested by the Parish Council therefore considered available.		1	M	L							15		SAD allocation for 5 dwellings	15
249		Site proposed for consideration by landowner through an Agent and a section suggested by the Parish Council therefore considered available.		1											Part allocated within SAD as G104.1	0
277		Site proposed for consideration by the landowner and through an Agent therefore considered available.		1												0
300		Site proposed for consideration by the landowner and through an Agent (see ref: 277) therefore considered available.		1												0
G104.2		Site proposed for consideration by the landowner and an agent therefore considered available.		1	M	L						5			SAD allocation for 5 dwellings	5
358		Site proposed for consideration by the landowner and an agent (see ref: 527) therefore considered available.		1	M	L									Allocated as G104.2 in the SAD	0

	0-5 years	6-10 years	11-15 years	Total
Upwell	25	15	100	140

Site Ref	Suitability Stage 1																	Suitability Stage 2						
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	Unacceptable flood risk	NNR	Ramsar	SAC	SPA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome	Accept/reject	Scale of development	Brownfield/Greenfield
426	Upwell	Upwell	KRSC	Commercial goods yard	Land r/o St Peters Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Site within 25m of settlement.	Part of site potentially suitable.	1	+	-/+
438	Upwell	Upwell	KRSC	Agricultural	Land North of Town Street.	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	-/+	-
524	Upwell	Upwell	KRSC	Vacant Field	Land at New Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	+	-
527	Upwell	Upwell	KRSC	Agricultural	Land at New Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	+	-
607	Upwell	Upwell	KRSC	Agricultural	Land East of Listers Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 & 3 fluvial.	Yes. North/East section of the site if suitable access could be suitable.	1	-/+	-
636	Upwell	Upwell	KRSC	Agricultural	Smallholding land attached to Staats Burg, Pious Drove.	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	-/+	-
638	Upwell	Upwell	KRSC	Agricultural	Land at Mill Drove & Land at Stone House Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	-/+	-
675	Upwell	Upwell	KRSC	Vacant Field	Land off Town Street	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.	N/A	1	+	-
678	Upwell	Upwell	KRSC	Agricultural	Small frontage in Lowside between Manor grounds and the footpath leading to Townsley Close	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.	N/A	1	-/+	-
G104.3	Upwell	Upwell	KRSC	Agricultural	Land at Low Side	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	+	-
681	Upwell	Upwell	KRSC	Agricultural	The old school playing field site on Lowside	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	+	-

Site Ref	Safeguarded areas	Height/Slope	Historic environment	Impact on highways	Impact on services	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
426	+	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	-/+	-/+	Site 426 has a mix of commercial use and greenfield outside built environment boundaries. The commercial part of the site is within the conservation area. The greenfield land is grade 1 agricultural. The distribution/storage yard is situated behind a large detached house but this brownfield part of the site could be redeveloped for residential. This would have a positive impact on the townscape/landscape, and amenity of local residents however may also result in the loss of some local employment.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The Council is seeking to retain employment land unless the loss satisfies the parameters set out in CS policy CS10. The commercial part of the site may be suitable if designed sensitively to limit any impact upon the conservation area and if the employment use is no longer viable.	1
438	+	+	+	-	+	+	+	+	-/+	-/+	+	+	-/+	+	+	+	+	+	-	Site 438 is a greenfield site, covering a very large area and is grade 1 agricultural land. The site is situated to the rear of residential properties and gardens in the village, and is then surrounded by agricultural land and countryside. No access provided on to Town Street and only on to Thurlands Drive which is to remote from the settlement and would be limiting particularly given the size of the site put forward. The South Eastern area of the site would be within walking distance of services and facilities but the remainder is to remote. The highways Authority consider the site to remote from the settlement.	Additional support for the site provided by the Agent acting on behalf of the Landowner in the Site Specific Allocations & Policies DPD. However the site is not suitable on highways grounds by nature of access only provided on to Thurlands Drive and is considered to remote from the village services.	0
524	+	+	-/+	+	+	+	+	+	+	+	+	+	-/+	+	+	+	+	+	-	Site 524 is a greenfield site and grade 1 agricultural land. However the site is well located extremely close to services/facilities, and public transport routes. Currently used as part of a larger grassed paddock area with a high fence surrounding the site. Good access into site. Should be considered alongside sites 249 and 678 to make up a larger site. Surrounded by community facilities and residential uses.	The Highway Authority feel that this site is remote from the key services of settlement and they would object if this site were included in the plan. However in this instance following a site visit it is felt that the site is well located to the local centre therefore more discussion would be required prior to allocation. Requires Conservation Officer approval prior to allocation.	1
527	+	+	+	+	+	+	+	+	-	-/+	+	+	-/+	+	+	+	+	+	-	Site 527 is a greenfield site and grade 1 agricultural land. It appears to be a wooded area and is currently well screened from any public viewpoint. It is well located within walking distance of services/facilities and bus stops, and access would not be a problem on the site. It is surrounded by residential uses, and opposite agricultural land.	The Highway Authority feel that this site is remote from the key services of settlement and they would object if this site were included in the plan. However in this instance following a site visit it is felt that the site is well located to the local centre therefore more discussion would be required prior to allocation.	1
607	+	+	+	-	+	+	+	+	-/+	-/+	+	+	-/+	+	-	+	+	+	-	Site 607 is a greenfield site and is grade 1 agricultural land. This site is currently in agricultural use and includes agricultural sheds and two properties. The site is beyond the existing built extent of the village, and is barely walkable to local services. The site is surrounded on one side by agricultural land and on the other low density residential uses. Access into the site would be fine, and there are footpaths leading to the site. The Highway Authority would object if this site were included in the plan due to it being remote from the settlement.	Additional information has been provided regarding the Highway objection however the site is considered remote from the settlement therefore the constraint cannot be overcome.	0
636	+	+	+	-/+	+	+	+	+	-/+	-/+	+	+	-/+	+	+	+	+	-	-	Site 636 is a greenfield site and grade 1 agricultural land, currently in use partially as a nursery. The site includes some buildings and tunnels etc. and a yard area while being surrounded by agricultural land and to the rear of some residential. The site is within walking distance of services. Full extent of the site is too large, however could the site be sub divided. Access could be provided depending on extent of site. Would result in the potential loss of employment within the village.	This site would be suitable providing the loss of employment land can be justified. Subject to a safe access and local improvements being made to the footway network the Highway Authority would not object if this site were included in the plan.	1
638	+	-	-/+	-	+	+	+	+	+	-	+	+	-/+	+	-/+	+	-/+	+	-	Site 638 is a piece of land to the east of St Peters Road. This is a greenfield site with a small access onto the road but a long thin site which is set behind the built frontage. Development on this site would be out of character and not appropriate at the scale put forward. The long thin access would not be a suitable access for large scale development.	The Highway Authority would object if included in the plan. The impact upon the character/pattern of the settlement would be unacceptable.	0
675	+	+	-/+	+	+	+	+	+	-/+	-/+	+	+	+	+	+	+	-/+	+	-	Site 675 is a greenfield site adjacent to a grade 2 listed building with a public footpath on the north west boundary. Grade 1 agricultural land. Development of the site would result in the loss of grade 1 agricultural land. The site would provide an extension to an existing modern development and would extend further in to the countryside away from the original linear pattern.	Yes - sensitive design scheme	1
678	+	-/+	+	+	+	+	+	+	+	-/+	+	+	-/+	+	+	+	+	+	-	Site 678 is a greenfield site and grade 1 agricultural land. It includes a route of access to site 249 and should be considered alongside site 249. It is a long thin site and could only accommodate a smaller number of properties. The site is currently well maintained and can be seen as a green corridor from the street scene. It is surrounded by residential uses and greenfield sites, and is within walking distance to services and bus stops.	The Highway Authority feel that this site is remote from the key services of settlement and they would object if this site were included in the plan. However in this instance following a site visit it is felt that the site is well located to the local centre and is therefore further discussion would be required prior to allocation.	1
G104.3	+	+	+	-/+	+	+	+	+	-/+	-/+	+	+	+	+	+	+	+	+	-	Site 681 is a greenfield site and grade 1 agricultural land, although doesn't appear to be in active use. The site would mean a loss of a public viewpoint across the countryside. The Highway Authority would object if this site were included in the plan as they consider it remote from the key services of settlement. No access issues and there are footpaths alongside the site. Neighbouring uses are agriculture and a new residential development neighbours the site. Site is within walking distance of services.	The Highway Authority feel that this site is remote from the key services of settlement and they would object if this site were included in the plan. However in this instance following a site visit it is felt that the site is well located to the local centre and is therefore further discussion would be required prior to allocation.	1
681	+	+	+	-/+	+	+	+	+	-/+	-/+	+	+	+	+	+	+	+	+	-	Site 681 is a greenfield site and grade 1 agricultural land, although doesn't appear to be in active use. The site would mean a loss of a public viewpoint across the countryside. The Highway Authority would object if this site were included in the plan as they consider it remote from the key services of settlement. No access issues and there are footpaths alongside the site. Neighbouring uses are agriculture and a new residential development neighbours the site. Site is within walking distance of services.	The Highway Authority feel that this site is remote from the key services of settlement and they would object if this site were included in the plan. However in this instance following a site visit it is felt that the site is well located to the local centre and is therefore further discussion would be required prior to allocation.	1

Site Ref	Achievability													Deliverable/Developable			Notes	Total
	Proposed use (owner/agent)	Summary of constraints	Can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	Site capacity	Settlement cap	0-5 years	6-10 years	11-15 years				
426	Housing	Site proposed for consideration by landowner (see ref 1087) an agent (see ref: 426) and the Parish Council (see ref: 1089 & 682) therefore considered available.		1	M	M	2.90	2.90	24.00								Site already counted see ref: 1087	0
438	Housing (retirement/affordable/first time buyer) Employment (B1) Retail (Local shop) Leisure (Community facility) Health (Care Home) Nature Reserve	Site proposed for consideration by landowner through an Agent therefore considered available.		1														0
524		Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L											Allocated within SAD as G104.1	0
527		Site proposed for consideration by the landowner (see ref: 358) and an agent therefore considered available.		1	M	L											Site Allocated as G104.2 within the SAD	0
607		Site proposed for consideration by landowner therefore considered available.		1														0
636		Site proposed for consideration by landowner therefore considered available.		1	M	L	3.50	2.62	24.00	62.88	64						The site is outside of the SAD development boundary, so could come forward as a potential housing site after the current plan period, 2026.	36
638		Site proposed for consideration by landowner therefore considered available.		1														0
675	Residential	Site proposed for consideration by landowner through an agent therefore considered available.			M	L	2.13	1.59	24	38.16	64						The site is outside of the SAD development boundary, so could come forward as a potential housing site after the current plan period, 2026.	23
678		Site proposed for consideration by the Parish Council and not the landowner therefore considered unavailable.	If the Landowner comes forward to demonstrate availability.	0													site not able to provide a minimum of 5 dwellings	0
G104.3		Site proposed for consideration by the Parish Council who own the land therefore considered available.		1	M	L							5				SAD allocation for 5 dwellings	5
681		Site proposed for consideration by the Parish Council who own the land therefore considered available.		1	M	L											Allocated within SAD as G104.3	0

Site Ref	Suitability Stage 1																Suitability Stage 2							
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	Unacceptable flood risk	NNR	Ramsar	SAC	SPA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome	Accept/reject	Scale of development	Brownfield/Greenfield
G104.4	Upwell	Upwell	KRSC	Agricultural / Industrial	Blunt's Field in St Peters Road which may be suitable for a small estate reduce to frontage only withdraw rest of site	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.	N/A	1	-/+	-
682	Upwell	Upwell	KRSC	Agricultural / Industrial	Blunt's Field in St Peters Road which may be suitable for a small estate reduce to frontage only withdraw rest of site	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.	N/A	1	-/+	-
765	Upwell	Upwell	KRSC	Agricultural	Land at Baptist Road, Upwell	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	-/+	-
805	Upwell	Upwell	KRSC	Agricultural	Land at 65 St Peters Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	+	-
1049	Upwell	Upwell	KRSC	Agricultural / Residential	Land at Black House & Trevordale House, Plus Drove,	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development in isolation.	The site boundary has been amended by the Landowner in the Site Allocations "Issues & Options" consultation, this amendment results in the site being further than 25m from the proposed development boundary.	0		
1050	Upwell	Upwell	KRSC	Agricultural	Land between 41 & 57 at Small Lode,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	+	-
1087	Upwell	Upwell	KRSC	Agricultural / Industrial	Land behind 60, St Peters Road, Upwell, PE14 9EJ	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	+	-
1089	Upwell	Upwell	KRSC	Agricultural / Industrial	Land Adjacent to and behind the existing food processing plant known as W J Brighy & Son, 60 St Peter's Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	+	+
1090	Upwell	Upwell	KRSC	Residential	Land surrounding Acton House, Town Street, Upwell	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	-/+	-
1199	Upwell	Upwell	KRSC	Agricultural/ Paddock	Land adj to 22 Green Road, Upwell	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portions of site within 25m of settlement boundary.	N/A	1	+	-
1200	Upwell	Upwell	KRSC	Paddocks	Land at Green Road, Upwell	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portions of site within 25m of settlement boundary.	N/A	1	+	-
1201	Upwell	Upwell	KRSC	Residential	Land at 33 New Road, Upwell	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Site is fully within settlement boundary.	N/A	1	+	-
1265	Upwell	Upwell	KRSC	Garden	Land to the rear of 15 School Road															Site is currently a residential garden	no	0		
Terrington St 56 Clement	Walpole Cross Keys	Walpole Cross Keys	RV	Residential	Land adjacent to Rose Croft Plumbs Farm	+	+	+	-	+	+	+	+	+	+	+	+	+	+	Flood zones 2 tidal.	Yes - flood risk settlement	1	+	-
384	Walpole Cross Keys	Walpole Cross Keys	RV	Agricultural	Land at Station Road	+	+	+	-	+	+	+	+	+	+	+	+	+	+	Completely within flood zone 2 tidal.	Yes - flood risk settlement	1	+	-

Site Ref	Safeguarded areas	Height/Slope	Historic environment	Impact on highways	Impact on services	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution / contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
G104.4	+	+	-/+	+	+	+	+	+	+	-/+	+	+	-/+	+	+	+	+	-/+	-	Site 682 is situated south east of St. Peters Road. The site area has been amended and an alternative small access shown by the Landowner's Agent in the Site Allocations and Policies "Issues & Options" DPD. The site is primarily greenfield outside the proposed development boundary and grade 1 agricultural land. The frontage of the site is within the conservation area and currently has a retail use. Development on the site as a whole would be out of character with remainder of the settlement pattern, but some small scale development on the northern area adjacent to the proposed development boundary may be suitable. The access would not be suitable for large scale development.	The Council is seeking to retain employment land unless the loss satisfies the parameters set out in CS policy CS10. The commercial part of the site may be suitable if designed sensitively to limit any impact upon the conservation area and if the employment use is no longer viable. Subject to a safe access being made the Highway Authority would not object if this site were included in the plan.	1
682	+	+	-/+	+	+	+	+	+	+	-/+	+	+	-/+	+	+	+	+	-/+	-	Site 682 is situated south east of St. Peters Road. The site area has been amended and an alternative small access shown by the Landowner's Agent in the Site Allocations and Policies "Issues & Options" DPD. The site is primarily greenfield outside the proposed development boundary and grade 1 agricultural land. The frontage of the site is within the conservation area and currently has a retail use. Development on the site as a whole would be out of character with remainder of the settlement pattern, but some small scale development on the northern area adjacent to the proposed development boundary may be suitable. The access would not be suitable for large scale development.	The Council is seeking to retain employment land unless the loss satisfies the parameters set out in CS policy CS10. The commercial part of the site may be suitable if designed sensitively to limit any impact upon the conservation area and if the employment use is no longer viable. Subject to a safe access being made the Highway Authority would not object if this site were included in the plan.	1
765	+	+	+	-/+	+	+	+	+	+	-/+	+	+	-/+	+	+	+	+	+	-	Site 765 is a greenfield site and grade 1 agricultural land. The site is quite small for allocation, and while it does border a residential property and a haulage yard does have the feeling of a rural setting. Subject to a safe access being made the Highway Authority would not object if this site were included in the plan.	The impact upon the form and character of the area would need to be mitigated against.	1
805	+	+	-/+	-/+	+	+	+	+	+	-/+	+	+	-/+	+	+	+	+	+	-	Site 805 is a greenfield location and grade 1 agricultural land, although isn't used as such. The land is currently grassed with a detached property at the entrance to the site. Would be little impact on the townscape/ landscape at the front of the site but development to the rear of the site would impact on the fen landscape. The site is partially within the conservation area, development of the site for residential use may affect the amenity of neighbouring properties but not to a significant extent. The site should not be developed in its entirety as this would not complement the form and character of the area and would represent backland development.	Additional support for the site provided by the Landowner in the Site Specific Allocations & Policies DPD. The impact upon the form and character of the area would be unacceptable if the site were developed in its entirety. An area on the front of the site may be suitable subject to Conservation Officer approval. Reluctant to allocate on grade 1 land.	1
1040	Site considered too far from a higher order settlement to be considered suitable for development in isolation.																			The site boundary has been amended by the Landowner in the Site Allocations "Issues & Options" consultation, this amendment results in the site being further than 25m from the proposed development boundary.		
1050	+	+	+	-	+	+	+	+	+	+	+	+	-/+	+	-/+	+	+	+	-	Site 1050 is a greenfield location and grade 1 agricultural land. This site is the frontage part of a larger agricultural field. No access concerns and there is a footpath in place alongside the site. There are residential uses neighbouring and opposite the site. Services are within walking distance. There may be some mature trees on the site boundary.	The Highway Authority feel that this site is remote from the key services of settlement and they would object if this site were included in the plan. However in this instance following a site visit it is felt that the site is well located to the local centre and is therefore further discussion would be required prior to allocation.	1
1087	+	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	-	-/+	Site 1087 has a mix of commercial use and greenfield. The commercial part of the site is within the conservation area. The greenfield land is grade 1 agricultural. The distribution/ storage yard is situated behind a large detached house but this brownfield part of the site could be redeveloped for residential. This would have a positive impact on the townscape/landscape, and amenity of local residents however may also result in the loss of some local employment.	Yes the commercial part of the site may be suitable if designed sensitively to limit any impact upon the conservation area and if the employment use is no longer viable.	1
1089	+	+	-/+	+	+	+	+	+	+	+	+	-/+	+	+	+	+	+	-	+	Site 1089 is a commercial use and within the conservation area. The distribution/ storage yard is situated behind a large detached house but this brownfield part of the site could be redeveloped for residential. This would have a positive impact on the townscape/landscape, and amenity of local residents however may also result in the loss of some local employment.	Yes the site may be suitable if designed sensitively to limit any impact upon the conservation area and if the employment use is no longer viable.	1
1090	+	+	-	-/+	+	+	+	+	+	-/+	+	+	-/+	+	+	+	+	+	+	Site 1090 is a garden site completely within the conservation area. Given the form and character of the area it would be inappropriate to allocate the garden for development. Access to the site would be to the side of a newly constructed detached property and development here could have a detrimental impact on neighbouring properties.	No	0
1199	+	+	+	-/+		+	+	+	+	+	+	+	+	+	-	+	+	+	-	Site 1199 is a greenfield site on grade 1 agricultural land. Green Road is a very small lane and which would be suitable for large scale development. Poor pedestrian access to services.	The Highway Authority feel that this site is remote from the key services of settlement and they would object if this site were included in the plan.	0
1200	+	+	+	-/+		+	+	+	+	+	+	+	+	+	-	+	+	+	-	Site 1200 is a greenfield site on grade 1 agricultural land. Green Road is a very small lane and which would be suitable for large scale development. Poor pedestrian access to services.	The Highway Authority feel that this site is remote from the key services of settlement and they would object if this site were included in the plan.	0
1201	+	+	+	-/+		+	+	+	+	-/+	+	+	-/+	+	+	+	+	+	+	Site 1201 is a garden site within the development boundary for Upwell.	N/A	1
1265	Site considered too far from a higher order settlement to be considered suitable for development in isolation.																					
56	-	+/-	+	-	+	+	+	+/-	+/-	+	+	+	+	+/-	+	+	+	-	+/-	Site 56 is wholly within a possible waste disposal site. Development of the site would result in the loss of grade 1 agricultural land, however the site is not currently used as such and is very overgrown. Site is adjacent to a busy main road which may impact on highways.		1
384	-	+/-	+	-	+	+	+	+/-	+/-	+	+	+/-	+	-	+	+	+	-	-	Site 384 is wholly within a possible waste disposal site. Development of the site would result in the loss of grade 1 agricultural land. Amenity may be affected if development occurs behind existing houses rather than frontage.		1

Site Ref				Achievability		Deliverable/Developable										
	Proposed use (owner/agent)	Summary of constraints	Can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	Site capacity	Settlement cap	0-5 years	6-10 years	11-15 years	Notes	Total
G104.4		Site proposed for consideration by the landowner therefore considered unavailable.		1 M	L							15			SAD allocation for 15 dwellings	15
682		Site proposed for consideration by the landowner therefore considered unavailable.		1 M	L										Allocated as G104.4 in the SAD	0
765		Site proposed for consideration by the landowner therefore considered available.		1 M	L	0.20	0.20	24.00			65				The site is outside of the SAD development boundary, so could come forward as a potential housing site after the current plan period, 2026.	5
806		Site proposed for consideration by the landowner therefore considered available.		1 M	L	1.50	0.10	24.00							site not able to provide a minimum of 5 dwellings	0
1049	Residential	Site proposed for consideration by the landowner therefore considered available.														0
1050	Residential	Site proposed for consideration by the landowner therefore considered available.		1 M	L	0.28	0.28	24.00		6.72	65				The site is outside of the SAD development boundary, so could come forward as a potential housing site after the current plan period, 2026.	6
1087		Site proposed for consideration by landowner (see ref 1087) an agent (see ref: 426) and the Parish Council (see refs: 1089 & 682) therefore considered available.		1 M	M	2.87	2.15	24.00		51.60	65			30	The site is outside of the SAD development boundary, so could come forward as a potential housing site after the current plan period, 2026.	30
1089		Site proposed for consideration by landowner (see ref 1087) an agent (see ref: 426) and the Parish Council (see refs: 1089 & 682) therefore considered available.		1 M	M										Site already counted see ref: 1087	0
1090		Site proposed for consideration by the landowner therefore considered available.		1												0
1199	Residential	Submitted by solicitors acting on behalf of the Trustees of a will for the deceased landowner.		1												0
1200	Residential	Landowner has submitted site for consideration therefore site considered available.		1												0
1201	Residential	Landowner has submitted site for consideration therefore site considered available.		1 M	L	0.06	0.06	24.00			30				site not able to provide a minimum of 5 dwellings	0
1265	residential	Site proposed by land owner, so considered to be available		0												0
56				1 M	L	0.05	0.05	24.00			5				site not able to provide a minimum of 5 dwellings	0
384				1 M	L	0.10	0.10	24.00			5				site not able to provide a minimum of 5 dwellings, part of the site sits within the SAD development boundary, so could come forward for infill development/windfall site	0

	0-5 years	6-10 years	11-15 years	Total
Walpole Cross Keys	0	0	5	5

Site Ref	Suitability Stage 1																	Suitability Stage 2						
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	Unacceptable flood risk	NNR	Ramsar	SAC	SPA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome	Accept/reject	Scale of development	Brownfield/Greenfield
427	Walpole Cross Keys	Walpole Cross Keys	RV	Agricultural	Land at Little Holme Road	+	+	+	-	+	+	+	+	+	+	+	+	+	+	Completely within flood zone 2 tidal.	Yes - flood risk settlement	1	+	-
1212	Walpole Cross Keys	Walpole Cross Keys	RV	Employment and Agricultural	Land opposite Low Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portions of site within settlement and within 25m of settlement boundary.	Yes	1	+	+/-
1287	Terrington St Clement	Walpole Cross Keys	RV	Nursery	Land at Little Holme Road	+	+	+	-	+/-	+/-	+	+	+	+	+	+	+	+	Completely within flood zone 2 tidal, portion in flood zone tidal 3	Yes - flood risk settlement, do not develop on the portion constrained by flood zone tidal 3	1	+/-	-
G106.1	Walpole Highway	Walpole Highway	RV	Agricultural	Land East of Hall Lane	+	+	+	+	+/-	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 tidal.	the Council now considers that the benefits of selecting the site outweigh this constraint subject to the associated flood risk policy and appropriate flood mitigation measures	1	+	+
122	Walpole Highway	Walpole Highway	RV	Agricultural	Land at Hall Road	+	+	+	+	+/-	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 tidal.	No	0	/	/
238	Walpole Highway	Walpole Highway	RV	Agricultural	Land at School Road,	+	+	+	+/-	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 tidal.	Yes relatively large unconstrained area.	0	+/-	-
934	Walpole Highway	Walpole Highway	RV	Arable		+	+	+	+/-	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 tidal.	Only two small areas to rear of the site outside flood zone, all of the frontage affected	0	/	/
937	Walpole Highway	Walpole Highway	RV	Arable		+	+/-	+/-	-	+	+	+	+	+	+	+	+	+	+	Partially within fluvial flood zones 2 & 3, completely within tidal flood zone 2.	No	0	/	/
938	Walpole Highway	Walpole Highway	RV	Arable	Land at Main Road	+	+	+	+/-	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 tidal.	Yes unconstrained area may be suitable.	1	+	-
939	Walpole Highway	Walpole Highway	RV	Arable		+	+	+	-	+	+	+	+	+	+	+	+	+	+	Completely within flood zone 2 tidal.	No	0	/	/
1213	Walpole Highway	Walpole Highway	RV	Agricultural	Land to south east of Hall Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement boundary.	N/A	1	+	-
1215	Walpole	Walpole Highway	RV	Agricultural	Land at Mill Road	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Site is not within 25m of settlement boundary.	No	0	/	/
1269	Walpole Highway	Walpole Highway	RV	Farm Yard	Land to the rear of Hall Road and Main Road	+	+	+	-	+	+	+	+	+	+	+	+	+	+	Completely within flood zone 2 tidal.	Yes - flood risk settlement	1	+/-	-
990	Walpole	Walpole St Andrew	RV	Agricultural	Land off Market Lane,	+	+	+	-	+	+	+	+	+	+	+	+	+	+	Flood zones 2 tidal.	No	0	/	/
291	Walpole	Walpole St Andrew.	RV	Residential	Land at Daycotts End, Kirk Road,	+	+	+	+/-	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 tidal.	Yes only small part of the site affected by flood zone.	1	+	-

Site Ref	Safeguarded areas	Height/Slope	Historic environment	Impact on highways	Impact on services	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
427	+	+	+	-	+	+	+	+/-	+/-	+	+	+	+	+/-	+	+	+	-	-	Site 427 is wholly within grade 1 agricultural land. Site is on a corner of a narrow, busy road which may affect highways and access.	Local Footway links and road network is inadequate for this scale of development. This site should not be considered for housing according to the local highways authority	0
1212	-	+	+	-	+	+	+	+/-	+/-	+	+/-	+	+	+/-	+	+/-	+/-	+/-	+/-	Site 1212 is wholly within a possible waste disposal site. Site comprises of a mix of warehouses and agricultural land and development of this site would result in the loss of grade 1 agricultural land and employment land. Access to site is limited to a small track/PROW which may be affected if developed.	The highway authority would not object to limited development of the site but this is dependent on the provision of an adopted access road, an appropriate junction with appropriate visibility splays and improvements to the footpath links between the site and the primary school and nearby bus stops. The site is a brownfield site comprising of a mix of warehouses; as such development of the site would not involve loss of agricultural land. The site is a former food processing factory as such residential development would involve loss of employment land which is contrary to Core Strategy Policy CS10. The landowner indicates that the northern part of the site could be provided as a car park for the village specifically to serve the local school thus providing an additional community benefit however further consultation with the Highway Authority is required to determine the suitability and specific details of this proposal. Preliminary discussions with the Highway Authority indicates that the Highway Authority would not support provision of a car park for the use of parents dropping off and picking up children from school, as this would be contrary to the County Council's aims of encouraging children to use other means of transport when travelling to school. Open countryside mostly surrounds the site on three sides. Any potential impact on the landscape character of the area is dependent on how the scheme is implemented.	1
1287	+	+	+	-	+	+	+	+	+	-	+	+	+	+	+	+	+	-	-	Access to the site is limited, the road network is narrow and there are no footpath links to services. Development of the site will result in loss of identified grade 1 agricultural land. The site is surrounded by open fields on three sides. The site has very limited road frontage and development of the site would be contrary to the existing form of the village. Development on the site is likely to impact negatively on the landscape character of the area and would lead to the loss of land either in use or previously used for employment. The Council is seeking to retain employment land unless the loss satisfies the parameters set out in CS policy CS10	no	0
G106.1	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+			1
122	[Hatched area]																					
238	+	+	+	-	+	+	+	+	-	+/-	+	+	+/-	+	+	+	+	+	-	Site 238 is a greenfield site outside built environment boundaries and grade 2 agricultural land. The remainder of the site is situated to the rear of a linear form of development. Site is overgrown and therefore may be a good environment for biodiversity. Access is between existing houses which may impact negatively on amenity. NCC Highways object to the site on the grounds that this allocation has limited frontage and would not be able to deliver a safe access.	No - NCC Highways object to the site on the grounds that this allocation has limited frontage and would not be able to deliver a safe access.	0
934	[Hatched area]																					
937	[Hatched area]																					
938	+	+	+	+/-	+	+	+	+/-	+/-	+	+	+	+	+	+	+	+	+	-	Site 938 is a greenfield site outside built environment boundaries with a small frontage area unconstrained by flood risk which is grade 1 agricultural land. Achieving a safe access may be challenging for this allocation.	Within walking distance to the village shops, place of worship, village hall and bus stops. The site has good walking and vehicular access to services. The local footway network would require local improvements. Subject to demonstration of safe site access, the Highway Authority does not object to the site. Further investigation is required in relation to archaeological interests on the site. The site is situated at the edge of the settlement and is surrounded on three sides by open countryside	1
939	[Hatched area]																					
1213	+	+	+	-	+	+	-	+/-	+	+	+	+	+	+	+/-	+	+	+	-	Site 1213 is partly within a Tree Preservation Order Area. Development of this site would result in the loss of grade 2 agricultural land. The site has no access to pavements and is on a busy, narrow road but has good proximity to a bus stop.	not acceptable for allocation. Local Footway links and road network is inadequate for this scale of development. This site should not be considered for housing.	
1215	[Hatched area]																					
1269	+	+	+	+/-	+	+	+	+	+	+/-	+	+	+/-	+	+	+	+/-	+/-	-	The local highway authority indicates that access onto Main Road is subject to evidence demonstrating a safe and deliverable access and access onto Hall Road is subject to highway improvements for limited frontage development on Hall Road. The site comprises of grade 2 agricultural land (good quality), however parts of the site comprise of a farm yard and a nursery. Development may impact employment use as part of the site accommodates a nursery. The site is fairly large and development of this scale is not considered appropriate due to associated landscape and amenity impacts.	Yes - a small portion of the site could be developed that doesn't form part of the employment land	1
990	[Hatched area]																					
291	+	+	-	-	+	+	-	-	-	+	+	+/-	+	+	+	+	+	+	+	Site 291 is a garden site adjacent to the local church, grade 1 & grade 2 listed buildings. The site is covered by a number of TPO's. The site is wholly contained within built environment type B any development would have a unacceptable impact upon the character and setting of the locality.	No	0

Site Ref	Proposed use (owner/agent)	Summary of constraints	Can constraints be overcome?	Accept/reject	Achievability		Deliverable/Developable										Notes	Total
					Market assessment	Cost assessment	Gross area	Net area	Density	Site capacity	Settlement cap	0-5 years	6-10 years	11-15 years				
427																		0
1212				1	M	M	0.09	0.62	24.00	14.90		5					The site is outside of the SAD development boundary, so could come forward as a potential housing site after the current plan period, 2026. Would also need to comply with CS10	5
1287	residential	Site proposed by land owner, so considered to be available		0														0
G106.1	residential	Site proposed by land owner, so considered to be available		1	M	L						10					SAD allocation for 10 dwellings	10
122																	Allocated as G106.1 with SAD	0
238		Site proposed for consideration by landowner through an Agent therefore considered available.		0														0
934																	Allocated as G106.1 with SAD	0
937																		0
938	Housing, affordable/mixed	Site proposed for consideration by landowner therefore considered available.		1	M	L	0.50	0.20	24.00	5.00		6					The site is outside of the SAD development boundary, so could come forward as a potential housing site after the current plan period, 2026.	5
939																		0
1213				1														0
1215																		0
1269	residential	Site proposed for consideration by landowner and later through an Agent therefore considered available.		1	M	L	3.29	2.46	24.00	59.04		16					could be a potential residential site after the current plan period (2026)	16
990	Housing, 4 dwellings																	0
291		Site proposed for consideration by landowner therefore considered available.																0

	0-5 years	6-10 years	11-15 years	Total
Walpole Highway	10	0	21	31

	0-5 years	6-10 years	11-15 years	Total
Walpole St Andrew	0	0	0	0

Site Ref	Suitability Stage 1																	Suitability Stage 2						
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	Unacceptable flood risk	NNR	Ramsar	SAC	SPA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome	Accept/reject	Scale of development	Brownfield/Greenfield
33	Walpole	Walpole St Peter	RV	Agricultural	Land at Townsend Estate,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	-/+	-
43	Walpole	Walpole St Peter	RV	Agricultural	Land at Chalk Road	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 tidal.	Yes only small part of the site affected by flood zone.	1	+	-
59	Walpole	Walpole St Peter	RV	Agricultural	Land between Police Road & Pidgeon Street	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 tidal.	Yes only a very small part of the site affected by flood zone.	1	-/+	-
G109.1	Walpole	Walpole St Peter	RV	Agricultural	Land south of Walnut Road,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	+	-
306	Walpole	Walpole St Peter	RV	Agricultural	Land south of Walnut Road,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	+	-
G109.2	Walpole	Walpole St Peter	RV	Agricultural	Frontage of a field at Church Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	-/+	-
353	Walpole	Walpole St Peter	RV	Agricultural	Frontage of a field at Church Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	-/+	-

Site Ref	Safeguarded areas	Height/Slope	Historic environment	Impact on highways	Impact on services	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution / contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
33	+	+	+	-		+	+	+	+/-	-/+	+	+	-/+	+	-/+	+	+	+	-	Site 33 is a large greenfield site outside built environment boundaries and grade 1 agricultural land on the west edge of the settlement the edge of settlement nature would have a negative impact upon the local landscape. An assessment of the biodiversity impacts would be required prior to allocation. Access appears to be an issue.	No - NCC Highways object to the allocation due to a limited frontage and would not be able to deliver a safe access.	0
43	+	+	+	-		+	+	+	-/+	-/+	+	+	-/+	+	-/+	+	+	+	-	Site 43 consists of two separated greenfield sites outside built environment boundaries which are grade 1 agricultural land. The current use is not clear the northern site is overgrown and appears to be waste land and the southern site is maintained an appears to be a garden extension. Both sites share the same poor access track and are situated to the rear of a row of houses. There appears to be suitable habitat for biodiversity.	No - NCC Highways objection due to no clear adequate means of access. The sites are not suitable for residential development, they have poor highways access, and development would be detrimental to the amenity of the properties to the north east and the townscape.	0
59	+	+	+	-/+		+	+	+	-/+	-/+	+	+	+	+	+/-	+	+	+	-	Site 59 is a large greenfield site outside built environment boundaries and grade 1 agricultural land on the west edge of the settlement the edge of settlement nature would have a negative impact upon the local landscape. There appears to be suitable habitat for biodiversity. Access to the site is through a narrow, busy road with no pavements.	The Highway Authority would not object to small scale infill development along Police Road	1
G109.1	+	+	+	-		+	+	+	-/+	-/+	+	+	+	+	-/+	+	+	+	-	Site 306 is a greenfield site outside built environment boundaries in agricultural use grade 2 land. There appears to be suitable habitat for biodiversity. NCC Highways object to site on grounds of poor footpath links to schools and services. It is our view this site should be given further consideration due to the nature of the settlement.	Yes - The site does not score significantly highly in terms of proximity/access to services but this is largely due to the limited services available and the dispersed nature of the settlement. It is however within walking distance to the village shop. The highway authority indicates that improved pedestrian facilities along the front of the site would be required. There are no highway objections in terms of safe site access or adequacy of the surrounding road network. Development would result in the loss of grade 2 agricultural land. The site is not within a flood risk area. There is existing housing development to the east and west of the site and open countryside and fields to the north and south. Development of the site would form a natural continuation of development along Walnut Road, consistent with the existing village form of linear frontage development. Suitable landscaping can be used to the site boundaries to soften any potential impact of development to the wider countryside.	1
306	+	+	+	-		+	+	+	-/+	-/+	+	+	+	+	-/+	+	+	+	-	Site 306 is a greenfield site outside built environment boundaries in agricultural use grade 2 land. There appears to be suitable habitat for biodiversity. NCC Highways object to site on grounds of poor footpath links to schools and services. It is our view this site should be given further consideration due to the nature of the settlement.	Yes - The site does not score significantly highly in terms of proximity/access to services but this is largely due to the limited services available and the dispersed nature of the settlement. It is however within walking distance to the village shop. The highway authority indicates that improved pedestrian facilities along the front of the site would be required. There are no highway objections in terms of safe site access or adequacy of the surrounding road network. Development would result in the loss of grade 2 agricultural land. The site is not within a flood risk area. There is existing housing development to the east and west of the site and open countryside and fields to the north and south. Development of the site would form a natural continuation of development along Walnut Road, consistent with the existing village form of linear frontage development. Suitable landscaping can be used to the site boundaries to soften any potential impact of development to the wider countryside.	1
G109.2	+	+	+	-/+		+	+	+	-/+	+	+	+	+	+	-/+	+	+	+	-	Site 353 is a greenfield site outside built environment boundaries and grade 1 agricultural land. The site is the frontage of a field, development on the entire site would be marginally to large scale for the settlement as a rural village. The site has a drainage ditch and mature hedgerow which may be home for many species on its frontage.	The site score averagely in terms of proximity to services. This is largely due to the rural nature of the settlement and the limited services available. The site is however within reasonable walking distance to the Church, village hall, bus stops and the community centre. There are no highway issues in terms of pedestrian and vehicular access. The Highway Authority made no objections. The site comprises of excellent quality (Grade 1) agricultural land and it is not subject to flood risk. The site is situated in a built-up part of the village with existing housing to the north, east and west. Development of the site will in-fill the gap between existing housing and would continue the existing frontage linear pattern of development in the village. As such development is not considered to be detrimental to the landscape character and amenity of the area. There are mature hedgerows along the site boundaries.	1
353	+	+	+	-/+		+	+	+	-/+	+	+	+	+	+	-/+	+	+	+	-	Site 353 is a greenfield site outside built environment boundaries and grade 1 agricultural land. The site is the frontage of a field, development on the entire site would be marginally to large scale for the settlement as a rural village. The site has a drainage ditch and mature hedgerow which may be home for many species on its frontage.	The site score averagely in terms of proximity to services. This is largely due to the rural nature of the settlement and the limited services available. The site is however within reasonable walking distance to the Church, village hall, bus stops and the community centre. There are no highway issues in terms of pedestrian and vehicular access. The Highway Authority made no objections. The site comprises of excellent quality (Grade 1) agricultural land and it is not subject to flood risk. The site is situated in a built-up part of the village with existing housing to the north, east and west. Development of the site will in-fill the gap between existing housing and would continue the existing frontage linear pattern of development in the village. As such development is not considered to be detrimental to the landscape character and amenity of the area. There are mature hedgerows along the site boundaries.	1

Site Ref	Achievability													Deliverable/Developable		
	Proposed use (owner/agent)	Summary of constraints	Can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	Site capacity	Settlement cap	0-5 years	6-10 years	11-15 years	Notes	Total
33	Residential	Site proposed for consideration by landowner therefore considered available.														0
43	Residential	Site proposed for consideration by the landowner (Property Services Borough Council) therefore considered available.		0												0
59		Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	2.99		24.00		16			16	could be a potential residential site after the current plan period (2026)	16
G109.1		Site proposed for consideration by landowner therefore considered available.		1	M	L					10				SAD allocation for 10 dwellings	10
306		Site proposed for consideration by landowner therefore considered available.		1	M	L									Allocated within the SAD as G109.1	0
G109.2		Site proposed for consideration by landowner therefore considered available.		1	M	L					10				SAD allocation for 10 dwellings	10
353		Site proposed for consideration by landowner therefore considered available.		1	M	L									Allocated in the SAD as G109.2	0

	0-5 years	6-10 years	11-15 years	Total
Walpole	20	0	64	84
St Peter				

Site Ref	Suitability Stage 1																	Suitability Stage 2						
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	Unacceptable flood risk	NNR	Ramsar	SAC	SPA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome	Accept/reject	Scale of development	Brownfield/Greenfield
624	Walpole	Walpole St Peter	RV	Agricultural	Land between Stickfast Lane and Police Road.	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 tidal.	Yes some areas remain unconstrained.	1	-/+	-
709	Walpole	Walpole St Peter	RV	Agricultural	Land at Elm House, Chalk Road	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 tidal.	Yes some areas remain unconstrained.	1	-/+	-
716	Walpole	Walpole St Peter	RV	Agricultural	Land to rear of Two Jays, Church Road.	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	-/+	-
815	Walpole	Walpole St Peter	RV	Agricultural	Land off Police Road.	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 tidal.	Yes only small part of the site affected by flood zone.	1	-/+	-
822	Walpole	Walpole St Peter	RV	Water Garden/Horticultural Business	Land to the South of Dunces Lane	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	-/+	-
935	Walpole	Walpole St Peter	RV	Garden	Berkeley House, Walnut Road.	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	-/+	-
998	Walpole	Walpole St Peter	RV	Agricultural	Land adjoining Asquith House, School Lane.	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	-/+	-

Site Ref	Safeguarded areas	Height/Slope	Historic environment	Impact on highways	Impact on services	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape	HSE	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
624	+	+	+	-		+	+	+	-/+	-/+	+	+	-/+	+	-/+	+	+	+	-	Site 624 is a very large greenfield site outside built environment boundaries and grade 1 agricultural land. The site has poor access to services and the edge of settlement nature would have a negative impact upon the local landscape. There appears to be suitable habitat for biodiversity.	The site is a large site at the edge of the settlement. It is within walking distance to the village shop thus scoring only averagely in terms of the range of services in close proximity to the site. Site access is limited to Police Road and the road network can only accommodate small scale development. Impact on the road network and safe site access is dependent on how the scheme is implemented. Development of the site would result in the loss of excellent quality (grade 1) agricultural land. Majority of the site is in a low flood risk area however the north-west part of the site is subject to medium flood risk (FZ2). There are mature hedgerows along the site boundaries and also within the site. Further investigation is required to determine the impact of development on biodiversity. The site is located in a less built-up part of the village and is surrounded by open countryside on the north and west. Development of the site is likely to have a negative impact on the landscape character of the area in comparison to other site options.	1
709	+	+	+	-/+		+	+	+	+/-	-/+	+	+	-/+	+	-	+	+/-	+	-	Site 709 is a large greenfield site outside built environment boundaries (horticultural) and grade 1 agricultural land. The site is the northern section of site 822. The site has poor access to services, development on the entire site would be of to large scale for the settlement as a rural village, this would have a negative impact upon local amenity and the highway.	The site scores poorly in terms of access and proximity to services in comparison to other site options. The site has limited frontage and limited access to the public highway thus restricting pedestrian and vehicular access to services. The proposed site access is likely to have an impact to the amenity of neighbouring properties. The north-east part of the site comprises of brownfield land but a larger part of the site comprises of excellent quality (grade 1) agricultural land. The site is not subject to flood risk. The site mostly lies at the rear of existing housing with minimum views from the road. Due to the form and position of the site behind existing housing, development of the site would have a negative impact on the form and character of the locality.	1
716	+	+	+	-		+	+	+	-/+	-/+	+	+	-/+	+	-	+	+	+	-	Site 716 is a very large greenfield site outside built environment boundaries and grade 1 agricultural land. The edge of settlement nature would have a negative impact upon the local landscape. Development on the entire site would be of to large scale for the settlement as a rural village, this would have a negative impact upon local amenity and the highway. There appears to be suitable habitat for biodiversity. NCC Highways object due to the fact that there is limited frontage and so would not be able to deliver a safe access.	No - NCC Highways object due to the fact that there is limited frontage and so would not be able to deliver a safe access. Development of the entire site would not be appropriate in a rural village. Prior to development an ecology survey may be required.	0
815	+	+	+	-		+	+	+	+/-	-/+	+	+	-/+	+	-/+	+	+	+	-	Site 815 is a very large greenfield site outside built environment boundaries and grade 1 agricultural land. The site has poor access to services and the edge of settlement nature would have a negative impact upon the local landscape. There appears to be suitable habitat for biodiversity as the area is heavily treed.		1
822	+	-/+	+	-		+	+	+	-/+	-/+	+	+	-/+	+	-/+	+	+/-	+	-	Site 822 is a very large greenfield site outside built environment boundaries (horticultural) and grade 1 agricultural land. The site has poor access to services, development on the entire site would be of to large scale for the settlement as a rural village, this would have a negative impact upon local amenity and the highway. There appears to be suitable habitat for biodiversity.	The site is not as close to village services in comparison to other site options. This is mainly due to the nature of the settlement and the few services available. Impact on the surrounding road network and safe site access is dependent on how the scheme is implemented. The highway authority would not object if development was limited to small scale in-fill development along Walnut Road. The site is partly brownfield land and currently accommodates a nursery. Development of the site would result in loss of employment use which is contrary to Core Strategy policies. The site is not subject to flood risk. The site is situated in a fairly built-up part of the village with existing housing surrounding the site on the south, east and west. Although development of the entire site will be harmful to the landscape character of the area, a small part of the site has an opportunity to be developed as in-fill development without detriment to the form and character of the village.	1
935	+	+	+	-/+		+	+	+	+/-	-/+	+	+	+	+	-/+	+	+	+	+	Site 935 is a large greenfield garden site partially outside built environment boundaries. Development on the entire site would be of to large scale for the settlement as a rural village. The Highway Authority expects all allocations to provide a safe access with good visibility. The Highway Authority would favour allocations which are close to the main services and which have links into the local footway network.	Due to the nature of the settlement and the limited services available, the site does not score highly in terms of proximity to services although it is within walking distance to a shop. The surrounding road network can only accommodate limited number of dwellings. Development would result in loss of good quality agricultural land. The site is not subject to flood risk. The site is a large greenfield area with a number of trees that largely contributes to the amenity of the area. Further investigations will be required to determine if development will have a negative impact on biodiversity. There is a listed building adjacent the north-west boundary as such the design and layout of any development would be required to preserve or enhance the settings of the listed structure. The site is in a visually prominent part of the village and development would have a detrimental impact on the visual amenity and landscape character of the area	1
998	+	+	+	+		+	+	+	+/-	-/+	+	+	+	+	-/+	+	+	+	+	Site 998 is a large greenfield garden site outside built environment boundaries. Development on the entire site would be of to large scale for the settlement as a rural village.	Given the nature of the settlement and the few services available the site scores only averagely in terms of proximity to services. Access to the site is limited and further investigations are required to determine if the safe site access is obtainable and the adequacy of the surrounding road network. The site comprises of grade 1 (excellent quality) agricultural land. There are no flood risk constraints on the site. The site is heavily treed, containing a number of mature trees that contributes to the amenity of the area and is also potentially habitat for biodiversity. As such further investigations would be required to ensure that development would not be detrimental to biodiversity. There is a Listed Building within the site close to the proposed site entrance, as such the design and layout of any development would be required to preserve or enhance the character and settings of the listed structure. In comparison to other site options, development of the site will not be in keeping with the existing form and character of the village and will be harmful to the landscape amenity of the area.	1

Site Ref	Achievability													Deliverable/Developable			Notes	Total
	Proposed use (owner/agent)	Summary of constraints	Can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	Site capacity	Settlement cap	0-5 years	6-10 years	11-15 years				
624		Site proposed for consideration by landowner (see ref 815) and through an Agent therefore considered available.		1	M	L	7.70	5.80	24.00	139.00	16				could be a potential residential site after the current plan period (2026)	16		
709		Site proposed for consideration by landowner therefore considered available.		1	M	L	1.30	1.20	24.00	29.00	16				could be a potential residential site after the current plan period (2026)	16		
716		Site proposed for consideration by landowner therefore considered available.		0												0		
815	Housing / Leisure	Site proposed for consideration by landowner and through an Agent (see ref: 624) therefore considered available.		1	M	L									Figure already counted as 624	0		
822	Proposed mixed use of residential & business	Site proposed for consideration by landowner therefore considered available.		1	M	L	5.60	4.20	24.00	101.00	16				could be a potential residential site after the current plan period (2026)	16		
936	Housing (2-3 dwellings) / Employment	Site proposed for consideration by landowner therefore considered available.		1											Site not suitable as it is a garden.	0		
998		Site proposed for consideration by an individual who hasn't stated that he is the landowner therefore site is not considered available. If the Landowner comes forward to demonstrate availability.		0											Site considered unavailable.	0		

Site Ref	Suitability Stage 1																Suitability Stage 2							
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	Unacceptable flood areas	NNR	Ramsar	SAC	SPA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome	Accept/reject	Scale of development	Brownfield/Greenfield
999	Walpole	Walpole St Peter	RV	Agricultural / Residential	Land close to Townsend House, Walnut Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	-/+	-
1000	Walpole	Walpole St Peter	RV	Residential	Land close to Berkeley House, Walnut Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	-/+	-
1001	Walpole	Walpole St Peter	RV	Agricultural	Land close to Townsend Farm, Church Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	-/+	-
1002	Walpole	Walpole St Peter	RV	Agricultural	Land around Walnut Cottage, School Lane	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	-/+	+
1003	Walpole	Walpole St Peter	RV	Agricultural	Land to the rear of row of cottages, School Lane (Townsend Cottage)	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	-/+	-
1245	Walpole	Walpole St Peter	RV	Not Stated	Land west of Chalk Road	+	+	+	-	+	+	+	+	+	+	+	+	+	+	Completely within flood zone 2 tidal.	no	0	/	/
285	Walpole	Walpole St. Peter	RV	Vacant Field	Glebe Land at Walpole St. Peter	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	-/+	-
1242	Walpole	Walpole Marsh	RV	Not Stated	Land on the marsh	/	/	/	/	/	/	/	/	/	/	/	/	/	/	site not capable of accommodating 5 dwellings	no	0	/	/
116	Walsoken	Walsoken	SAKLO TMT	Agricultural	Land and redundant farm buildings at Burrett House Farm, 49 Sparrowgate Road (4 acre site)	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	Site is situated within 25m buffer to settlement, however this part of the site is constrained by flood zone 2 fluvial. The remainder of the unconstrained area is outside 25m buffer.	No	0	/	/

Site Ref	Safeguarded areas	Height/Slope	Historic environment	Impact on highways	Impact on services	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling/access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject	
999	+	+	+	-		+	+	+	+	-/+	+	+	+	+	-/+	+	+	+	+	+	Site 999 is a large greenfield garden site outside built environment boundaries. Development on the entire site would be of to large scale for the settlement as a rural village.	Given the nature of the settlement and the few services available the site scores only averagely in terms of proximity to services. Access to the site is limited and further investigations are required to determine if the safe site access is obtainable and the adequacy of the surrounding road network. The site comprises of grade 1 (excellent quality) agricultural land. There are no flood risk constraints on the site. The site is heavily treed, containing a number of mature trees that contributes to the amenity of the area and is also potentially habitat for biodiversity. As such further investigations would be required to ensure that development would not be detrimental to biodiversity. There is a Listed Building within the site close to the proposed site entrance, as such the design and layout of any development would be required to preserve or enhance the character and settings of the listed structure. In comparison to other site options, development of the site will not be in keeping with the existing form and character of the village and will be harmful to the landscape amenity of the area.	1
1000	+	+	+	-		+	+	+	+	-/+	+	+	+	+	-/+	+	+	+	+	+	Site 1000 is a large greenfield garden site outside built environment boundaries. Development on the entire site would be of to large scale for the settlement as a rural village.	Due to the nature of the settlement and the limited services available, the site does not score highly in terms of proximity to services although it is within walking distance to a shop. The surrounding road network can only accommodate limited number of dwellings. Development would result in loss of good quality agricultural land. The site is not subject to flood risk. The site is a large greenfield area with a number of trees that largely contributes to the amenity of the area. Further investigations will be required to determine if development will have a negative impact on biodiversity. There is a listed building adjacent the north-west boundary as such the design and layout of any development would be required to preserve or enhance the settings of the listed structure. The site is in a visually prominent part of the village and development would have a detrimental impact on the visual amenity and landscape character of the area in comparison to other site options.	1
1001	+	+	+	-		+	+	+	-/+	-/+	+	+	+	+	-/+	+	+	+	+	+	Site 1001 is a large greenfield garden site. Development on the entire site would be of to large scale for the settlement as a rural village. There appears to be suitable habitat for biodiversity and an orchard covers much of the site.	Due to the nature of the settlement and the limited services available, the site does not score highly in terms of proximity to services although it is within walking distance to a shop. The surrounding road network can only accommodate limited number of dwellings. Development would result in loss of good quality agricultural land. The site is not subject to flood risk. The site is a large greenfield area with a number of trees that largely contributes to the amenity of the area. Further investigations will be required to determine if development will have a negative impact on biodiversity. There is a listed building adjacent the north-west boundary as such the design and layout of any development would be required to preserve or enhance the settings of the listed structure. The site is in a visually prominent part of the village and development would have a detrimental impact on the visual amenity and landscape character of the area in comparison to other site options.	1
1002	+	+	+	+		+	+	+	-/+	-/+	+	+	+	+	-/+	+	+	+	+	-	Site 1002 is a large greenfield site outside built environment boundaries and is a mix of grade 1 & 2 agricultural land. The current use appears to be as scrub land with evidence of informal access. The site has poor access to services and the edge of settlement nature would have a negative impact upon the local landscape. Development on the entire site would be of to large scale for the settlement as a rural village. There appears to be suitable habitat for biodiversity.	The site scores only averagely in terms of proximity to services. The surrounding road network is relatively narrow and there are no footpath links. Further investigations are required to determine if safe site access is obtainable. The site comprises of both grade 1 (excellent quality) and grade 2 (good quality) agricultural land. The site is not subject to flood risk. The site is visually prominent and development of the entire site will be harmful to the landscape character and the form of the settlement. There is however some opportunity for part of the site to be developed as linear frontage development in keeping with the existing form of the village.	1
1003	+	+	+	+		+	+	+	+	-/+	+	+	+	+	-/+	+	+	+	+	+	Site 1003 is a large greenfield garden site outside built environment boundaries. Development on the entire site would be of to large scale for the settlement as a rural village.	The site scores poorly in terms of access to services as the site has no frontage to the public highway and it is not apparent how access to the public highway would be made from. The lack of safe site access further restricts pedestrian or vehicular access to the few services available in the village. The site comprises of grade 1 (excellent quality) agricultural land. The site is not subject to flood risk. The site is lies at the rear of existing housing. Development of the site would not be in keeping with the existing form of the village of frontage linear development.	1
1245																					0		
285	+	+	+	-/+		+	+	-	-/+	-	+	+	-/+	+/-	+/-	+	+	+	+	-	Site 285 is a large greenfield site meadows, grade 1 agricultural land, completely covered as a TPO area. The site has poor access to services and the edge of settlement nature would have a negative impact upon the local landscape. There appears to be suitable habitat for biodiversity. Development on the entire site would be of to large scale for the settlement as a rural village and would result in the loss of a car park used by the village for the church and village events.	The site is within walking distance to some of the few services including the church, bus stop and village hall. It is not apparent how access to the public highway is proposed from. Further investigations are required to determine if safe site access is obtainable. The site comprises of excellent quality (grade 1) agricultural land. There are no flood risk constraints. The site is a meadow completely covered by a Tree Preservation Order protection. The mature trees and the overgrown nature of the site mean that development may have a negative impact on biodiversity. In comparison to other options, development of the site is likely to impact negatively on the landscape character and form of the village.	0
1242																					0		
116																					0		

Site Ref				Achievability		Deliverable/Developable										Notes	Total	
	Proposed use (owner/agent)	Summary of constraints	Can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	Site capacity	Settlement cap	0-5 years	6-10 years	11-15 years				
999		Site proposed for consideration by an individual who hasn't stated that he is the landowner therefore site is not considered available.	If the Landowner comes forward to demonstrate availability.	0													Site considered unavailable.	0
1000		Site proposed for consideration by an individual who hasn't stated that he is the landowner therefore site is not considered available.	If the Landowner comes forward to demonstrate availability.	0													Site considered unavailable.	0
1001		Site proposed for consideration by an individual who hasn't stated that he is the landowner therefore site is not considered available.	If the Landowner comes forward to demonstrate availability.	0													Site considered unavailable.	0
1002		Site proposed for consideration by an individual who hasn't stated that he is the landowner therefore site is not considered available.	If the Landowner comes forward to demonstrate availability.	0													Site considered unavailable.	0
1003		Site proposed for consideration by an individual who hasn't stated that he is the landowner therefore site is not considered available.	If the Landowner comes forward to demonstrate availability.	0													Site considered unavailable.	0
1245	residential	Site proposed by land owner, so considered to be available		0														0
285		Site proposed for consideration by landowner through an Agent therefore considered available.		0														0
1242	1 residential dwelling	Site proposed by land owner, so considered to be available		0														0
116																		0

0-5 years	6-10 years	11-15 years	Total

Walsoken	115	315	242	672
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Site Ref	Suitability Stage 1																		Suitability Stage 2					
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	Unacceptable flood risk	NNR	Ramsar	SAC	SPA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome	Accept/reject	Scale of development	Brownfield/Greenfield
243	Walsoken	Walsoken	SAKLO TMT	Residential	Land to the east of 72 Broadend Road,	-	-	-	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 fluvial.	No	0		
271	Walsoken	Walsoken	SAKLO TMT	Agricultural	Land north of Black Bear Lane,	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	Partially in flood zone 2 fluvial.	Yes only small area constrained.	1	+	-
272	Walsoken	Walsoken	SAKLO TMT	Agricultural	Land west of Sparrowgate Road,	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	Partially in flood zone 2 fluvial. Isolated if adjacent sites don't come forward. Partially in flood zone 2 fluvial.	Yes some areas remain unconstrained.	1	+	-
273	Walsoken	Walsoken	SAKLO TMT	Agricultural	Land east of Sparrowgate Road, north of Nelson House,	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	Partially in flood zone 2 fluvial.	No only small part of the site outside flood zones	0		
274	Walsoken	Walsoken	SAKLO TMT	Agricultural	Land east of Sparrowgate Road, south of Nelson House,	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	Partially in flood zone 2 fluvial.	Yes some areas remain unconstrained.	1	+	-
275	Walsoken	Walsoken	SAKLO TMT	Agricultural	Land east of Burrettgate Road,	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	Partially in flood zone 2 fluvial.	Yes some areas remain unconstrained.	1	+	-
F3.1	Walsoken	Walsoken	SAKLO TMT		Land east of Wisbech (west of Burrowgate Road)	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	Partially in flood zone 2 fluvial.	Yes some areas remain unconstrained.	1	-/+	-
276	Walsoken	Walsoken	SAKLO TMT	Agricultural	Land west of Burrettgate Road,	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	Partially in flood zone 2 fluvial.	Yes only small area constrained.	1	+	-
296	Walsoken	Walsoken	SAKLO TMT	Agricultural	Buildings to the South West of Legge Bourke Court,	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development.	Yes - related well for an expansion of Wisbech if allocated with surrounding sites	0	+	+
314	Walsoken	Walsoken	SAKLO TMT	Agricultural	Land adjacent Kimmeridge, Burrettgate Road,	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	Partially in flood zone 2 fluvial.	No only small part of the site outside flood zones	0		
406	Walsoken	Walsoken	SAKLO TMT	Agricultural	Land East of Burrett Road,	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	Partially in flood zone 2 fluvial.	Yes only small area constrained.	1	+	-
408	Walsoken	Walsoken	SAKLO TMT	Agricultural	Land North of Black Bear Lane,	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	Partially in flood zone 2 fluvial.	Yes only small area constrained.	1	+	-

Site Ref	Safeguarded areas	Height/Slope	Historic environment	Impact on highways	Impact on services	Major utilities	Environmental Designations	TPO	Biodiversity	Landscapes/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject	
243	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	0
271	+	+	+	+		+	+	+	-/+	-/+	+	+	+	-	+	+	+	+	-	Site 271 is a greenfield (orchard) site outside built environment boundaries and is a mix of grade 1 & 2 agricultural land. The site is very prominent in the village development would have major impact upon the character of the village, there are signs of informal access. There appears to be suitable habitat for biodiversity. The site is well located to local services.	This allocation is well located. Subject to a safe access and visibility being achieved the Highway Authority would not object if this site were included in the plan. Prior to development an ecology survey may be required. A good design scheme could mitigate the impact upon the character of the village	1	
272	+	+	+	+		+	+	+	-/+	-/+	+	+	-/+	-	+	+	+	+	-	Site 272 is a greenfield site (Orchard) outside built environment boundaries and is a mix of grade 2 agricultural, with a small southern area designated urban land and partially constrained by fluvial 2 flood zone. The site is very prominent in the village development would have major impact upon the character of the village, there are signs of informal access. There appears to be suitable habitat for biodiversity. The site is well located to local services.	This allocation is well located. Subject to a safe access and visibility being achieved the Highway Authority would not object if this site were included in the plan. Prior to development an ecology survey may be required. A good design scheme could mitigate the impact upon the character of the village	1	
273																							0
274	+	+	+	-		+	+	+	-/+	-/+	+	+	-/+	+	-/+	+	+	+	-	Site 274 is a greenfield site on grade 2 agricultural land. The site is heavily constrained by fluvial flood zone 2 including the entire frontage.	No. Access could only be gained through flood zone.	0	
275	+	+	+	-/+		+	+	+	-/+	-/+	+	+	+	+	-/+	+	+	+	-	Site 275 is a greenfield site outside built environment boundaries which is heavily constrained by flood zone 2 fluvial which splits the site in to two (north & south) and is grade 1 agricultural land. The northern area of the site is small and has only a small area of road frontage this frontage area is the only part which maybe suitable. The southern area has road frontage but would be detached from the northern area and settlement. There appears to be suitable habitat for biodiversity. The Highway Authority would object if this site were included in the plan due to the site being severed from the settlement by Burrettgate Rd.	This allocation is severed from the settlement by Burrettgate Rd. The Highway Authority would object if this site were included in the plan.	0	
F3.1	+	+	+	-/+		+	+	+	+	-/+	+	+	-/+	+	+	+	+	+	-	The site is situated to the south east of Wisbech, south of Walsoken, and adjoins the Fenland District Council boundary. It is currently in use for agriculture, and is defined by Burrettgate Road to the east. The site can be seen from the A47 but given the position in relation to Wisbech and Walsoken would form a continuation of the built up area, and have a limited impact on the landscape. The site is adjoining Fenland District Council's strategic allocation for growth (policy CS08 in the Fenland Local Plan – Submission Core Strategy) and so should be brought forward alongside Fenland's allocation as part of a larger scheme. Collectively the sites are located close to the town and services including schools, employment etc. Access to the site is likely to be via Broad End Road to the east and will assist in delivering much needed improvements to the A47 junction here. To the north and west access to the site will be through existing neighbouring residential areas into the town. Development on this site would result in the loss of some Grade 1 agricultural land. As part of the development there would be the opportunity to introduce screening to soften the views across to the town from the A47.		1	
276	+	+	+	+		-/+	+	+	-/+	-/+	+	+	+	+	-/+	+	+	+	-	Site 276 is a greenfield site outside built environment boundaries the southern area is grade 1 agricultural land. The southern area is constrained with a gas pipeline. There appears to be suitable habitat for biodiversity. The site is well located in relation to local services.	The site is situated to the south east of Wisbech, south of Walsoken, and adjoins the Fenland District Council boundary. It is currently in use for agriculture, and is defined by Burrettgate Road to the east. The site can be seen from the A47 but given the position in relation to Wisbech and Walsoken would form a continuation of the built up area, and have a limited impact on the landscape. The site is adjoining Fenland District Council's strategic allocation for growth (policy CS08 in the Fenland Local Plan – Submission Core Strategy) and so should be brought forward alongside Fenland's allocation as part of a larger scheme. Collectively the sites are located close to the town and services including schools, employment etc. Access to the site is likely to be via Broad End Road to the east and will assist in delivering much needed improvements to the A47 junction here. To the north and west access to the site will be through existing neighbouring residential areas into the town. Development on this site would result in the loss of some Grade 1 agricultural land. As part of the development there would be the opportunity to introduce screening to soften the views across to the town from the A47.	1	
296	+	+	+	+		+	+	+	+	+	+	+	+	+	+	+	+	+	+				1
314	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	0
406	+	+	+	+		+	+	+	-/+	-/+	+	+	-/+	+	+	+	+	+	-	Site 406 is a greenfield site outside built environment boundaries (Orchard - frontage of site 272) and a mix of grade 2 agricultural, with a small southern area designated urban land and partially constrained by fluvial 2 flood zone. The site is very prominent in the village development would have major impact upon the character of the village, there are signs of informal access. There appears to be suitable habitat for biodiversity.		1	
408	+	+	+	+		+	+	+	-/+	-/+	+	+	+	-	+	+	+	+	-	Site 408 is a greenfield outside built environment boundaries (orchard) site and is a mix of grade 1 & 2 agricultural land. The site is very prominent in the village development would have major impact upon the character of the village, there are signs of informal access. There appears to be suitable habitat for biodiversity.		1	

Site Ref	Achievability													Deliverable/Developable			Total
	Proposed use (owner/agent)	Summary of constraints	Can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	Site capacity	Settlement cap	0-5 years	6-10 years	11-15 years	Notes		
243																	0
271		Site proposed for consideration by landowner through two separate Agents (see ref: 408) therefore considered available.		1	M	L	9.77	7.26	36.00	261.36					105	Site is outside of the SAD development boundary. It could be a potential residential site after the current plan period (2026) The site could accommodate a higher number of dwellings but these wouldn't be built in the time period	105
272		Site proposed for consideration by landowner through two separate agents (site refs: 406, 272), site therefore considered available.		1	M	L	8.60	0.80	36.00	29.00					17	Site is outside of the SAD development boundary. It could be a potential residential site after the current plan period (2026)	17
273																	0
274																	0
275		Site proposed for consideration by landowner through two separate agents (site refs: 275 & 412), site therefore considered available.		1													0
F3.1 Housing		Site proposed for consideration by landowners and landowners through Agents therefore considered available.		1	M	L						115	315	120	SAD allocation for 550 dwellings	550	
276		Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L									Allocated in the SAD as F3.1	0	
296				1	M	L									Allocated in the SAD as F3.1	0	
314																0	
406		Site proposed for consideration by landowner through two separate agents (site refs: 406, 272), site therefore considered available.		1	M	L	1.40	1.30	36.00						Counted as 272	0	
408		Site proposed for consideration by landowner through two separate Agents (see ref: 271) therefore considered available.		1	M	L	3.70	2.80	36.00						Counted as 271	0	

Site Ref	Suitability Stage 1																	Suitability Stage 2						
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	Unacceptable flood risk	NNR	Ramsar	SAC	SPA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome	Accept/reject	Scale of development	Brownfield/Greenfield
412	Walsoken	Walsoken	SAKLO TMT	Agricultural	Land East of Burretgate Road,	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	Partially in flood zone 2 fluvial.	Yes some areas remain unconstrained.	1	+	-
631	Walsoken	Walsoken	SAKLO TMT	Agricultural	Land South of Fengate Road,	-	-	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 fluvial.	No	0		
766	Walsoken	Walsoken	SAKLO TMT	Agricultural	Land on Burretgate Road, Walsoken	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	Partially in flood zone 2 fluvial.	Yes only small area constrained.	1	+	-
977	Walsoken	Walsoken	KRSC	Agricultural	Land South of 'Tapeka', Walton Road,	-	+	+	-	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	No	0		
1277	Walsoken	Walsoken	SAKLO TMT	Storage / Warehouse of Vehicle storage	Land at Claybrooke Park, Broad End Road	-	-	+/-	+	+	-	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 fluvial.	no	0		
1290	Walsoken	Walsoken	SAKLO TMT	Garden Centre and residential	Land at Lynn Road, adjoining Wisbech Town FC	-	+	+	-	+	-	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	no	0		
1186	Emneth	Wisbech Fringe	SAKLM T			-	-	+	+	+	+	+	+	+	+	+	+	+	+	Site wholly within F22. Site would be isolated if sites 1031 and 310 not brought forward	Would fail sequential test	1		
1187	Emneth	Wisbech Fringe	SAKLM T			-	-	+/-	+	+	+	+	+	+	+	+	+	+	+	Site wholly within F22; eastern element in F23. Site would be isolated if sites 1031 and 310 not brought forward	Would fail sequential test	1		
286	Watlington	Watlington	KRSC	Recreational	Glebe Land at Watlington	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	+	-
370	Watlington	Watlington	KRSC	Vacant Field	Land fronting Mill Road (between Nos. 54 & 60 and north of Orchard Close & Glebe Avenue) ,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	+	-
G112.1	Watlington	Watlington	KRSC	Agricultural	Land south of Thieves Bridge Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	-/+	-

Site Ref	Safeguarded areas	Height/Slope	Historic environment	Impact on highways	Impact on services	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject	
412	+	+	+	-		+	+	+	-/+	-/+	+	+	+	+	-/+	+	+	+	-	Site 412 is a greenfield site outside built environment boundaries which is heavily constrained by flood zone 2 fluvial which splits the site in to two (north & south) and is grade 1 agricultural land. The northern area of the site is small and has only a small area of road frontage this frontage area is the only part which may be suitable. The southern area has road frontage but would be detached from the northern area and settlement. There appears to be suitable habitat for biodiversity. The Highway Authority would object if this site were included in the plan due to the site being remote from the settlement.	This allocation is severed from the settlement by Burrettgate Rd. The Highway Authority would object if this site were included in the plan.	0	
631																						0	
766	+	+	+	-		-/+	+	+	-/+	-/+	+	+	+	+	-/+	+	+	+	-/+	Site 766 is a large greenfield site outside built environment boundaries the southern area is grade 1 agricultural land and the northern area is classified urban. A small southern area of the site is constrained with a gas pipeline. There are a number of mature field boundaries which have signs of biodiversity. If the entire site was developed it would have a negative impact upon the character of the area by closing the buffer between Walsoken and Wisbech. The frontage on to Burrettgate Road may be suitable. The Highway Authority would object if this site were included in the plan due to the site being remote from the settlement.	The site is situated to the south east of Wisbech, south of Walsoken, and adjoins the Fenland District Council boundary. It is currently in use for agriculture, and is defined by Burrettgate Road to the east. The site can be seen from the A47 but given the position in relation to Wisbech and Walsoken would form a continuation of the built up area, and have a limited impact on the landscape. The site is adjoining Fenland District Council's strategic allocation for growth (policy CS08 in the Fenland Local Plan - Submission Core Strategy) and so should be brought forward alongside Fenland's allocation as part of a larger scheme. Collectively the sites are located close to the town and services including schools, employment etc. Access to the site is likely to be via Broad End Road to the east and will assist in delivering much needed improvements to the A47 junction here. To the north and west access to the site will be through existing neighbouring residential areas into the town. Development on this site would result in the loss of some Grade 1 agricultural land. As part of the development there would be the opportunity to introduce screening to soften the views across to the town from the A47.		1
977																						0	
1277																						0	
1290																						0	
1186																						0	
1187																						0	
286	-	+	+	+		+	+	+	-/+	+	+	+	-/+	-	+	+	-	+	+	Site 286 is a sports field site connected to the community hall allocation would have a detrimental impact upon amenity as the area looks to be well used for recreation. The site is completely within the Marham airfield safeguarding area, with a right of way present across the site. There appears to be suitable habitat for biodiversity.	No. The Council will only support proposals that protect, retain or enhance sports, leisure and recreation facilities as set out in policy CS13 of the emerging core strategy.	0	
370	-	+	+	-		+	+	+	-/+	+	+	+	-/+	-/+	-	+	+	+	-	Site 370 is a greenfield site completely within the Marham airfield safeguarding area and is a mix of grade 2 & 3 agricultural land. There appears to be suitable habitat for biodiversity. The Highways Authority states that this site could achieve a safe access but there would be difficulties for walking and cyclists.	No - The Highway Authority would object if this site were included in the plan.	0	
G112.1	-	+	+	-/+		+	+	+	-/+	+	+	+	+	-/+	+	+	+	+	-	Site 449 is a large greenfield site outside built environment boundaries, completely within the Marham airfield safeguarding area and is grade 2 agricultural land. Edge of settlement with mature hedgerow which appears to be suitable habitat for biodiversity. NCC highways would not object to this site.	The site is a smaller part of site 449 - the northern section and therefore performs similarly in the Sustainability Appraisal but development would involve loss of smaller scale agricultural land, and is likely to have less landscape impact. The site is situated in a built up part of the village with established residential development to the north, west and east. Development of the site would constitute infill development and would form a natural extension to existing housing along Thieves Bridge Road without impacts on the form and character of the area. The site is not screened from the wider landscape on the southern side but any potential landscape impact or conflicts of development with the wider landscape can be mitigated using suitable landscaping. The site is within reasonable walking distance to some local services including the doctor's surgery, bus stops and the school. There are existing foot path links north of Thieves Bridge Road and opportunity for additional footpath links to be provided increasing pedestrian access to services. The highway authority approves allocation of the site subject to the delivery of a safe access and indicates a preference to the site in terms of highway impact over other site options.		1

Site Ref	Achievability			Deliverable/Developable											Total		
	Proposed use (owner/agent)	Summary of constraints	Can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	Site capacity	Settlement cap	0-5 years	6-10 years	11-15 years		Notes	
412		Site proposed for consideration by landowner through two separate agents (site refs: 275 & 412), site therefore considered available.		1	M												0
631																	0
766		Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L	18.70	14.00	36.00						Allocated in the SAD as F3.1		0
977	Housing, 2 dwellings																0
1277	residential or any other use other than current	Site proposed for consideration by landowner and later through an Agent therefore considered available.		0											Site could provide employment / commercial land		0
1290	residential	Site proposed for consideration by landowner and later through an Agent therefore considered available.		0													0
1186																	0
1187																	0
286		Site proposed for consideration by landowner through an Agent therefore considered available.		1													0
370		Site proposed for consideration by the landowner and multiple Agents therefore considered available.		1													0
G112.1		Site proposed for consideration by the landowner through an Agent therefore considered available.		1	M	L						18	14		SAD allocation for 32 dwellings		32

	0-5 years	6-10 years	11-15 years	Total
Watlington	18	43	30	91

Site Ref	Suitability Stage 1																	Suitability Stage 2						
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	Unacceptable flood risk	NNR	Ramsar	SAC	SPA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome	Accept/reject	Scale of development	Brownfield/Greenfield
449	Watlington	Watlington	KRSC	Agricultural	Land south of Thieves Bridge Road, east of Downham Road.	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	-/+	-
472	Watlington	Watlington	KRSC	Agricultural	South of Fen Road, opposite Warren Close (Grid Ref TF620102)	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	+	-
503	Watlington	Watlington	KRSC	Agricultural	Land West of Fen Road.	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 tidal.	Yes only small part of the site affected by flood zone.	1	+	-
580	Watlington	Watlington	KRSC	None	Land Adjacent to Watlington Station.	+	+	+	-	-/+	-/+	+	+	+	+	+	+	+	+	Completely within flood zone 2 tidal, partially within flood zone 3 tidal and the hazard zone.	No only small part of the site outside flood zones	0		
585	Watlington	Watlington	KRSC	Agricultural	Land off Gypsy Lane.	+	+	+	-	-/+	-/+	+	+	+	+	+	+	+	+	Completely within flood zone 2 tidal, partially within flood zone 3 tidal and the hazard zone.	No only small part of the site outside flood zones	0		
816	Watlington	Watlington	KRSC	Arable	Land to the West of Fen Road.	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	Partially flood zone 2.	Yes unconstrained part of the site may be suitable.	1	-/+	-
WAT 13	Watlington	Watlington	KRSC		Fen Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Site is fully within settlement boundary.		1	+	+
1162	Watlington	Watlington	KRSC		Land to the rear of 8 - 44 Downham Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Site is fully within settlement boundary.	N/A	1	+	+
72	Welney	Welney	RV	Residential	Land at Marifa Lodge, Wisbech Road.	+	-	-	+	+	+	+	+	+	+	+	+	+	+	Flood zone 3 fluvial.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received.	1	+/-	-
304	Welney	Welney	RV	Agricultural	Land opposite a Zion Baptist Chapel at Tipps End.	-	-	-	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 fluvial.	No	0		
G113.2	Welney	Welney	RV	Agricultural	Field rear of Grange Farm (Field No 4989)	+	-/+	-/+	+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 & 3 fluvial.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received.	1	+	+

Site Ref	Safeguarded areas	Height/Slope	Historic environment	Impact on highways	Impact on services	Major utilities	Environmental Designations	TPO	Biodiversity	Landscapes	HSE	Pollution / contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
449	-	+	+	-/+		+	+	+	-/+	+	+	+	+	+	-/+	+	+	+	-	Site 449 is a large greenfield site outside built environment boundaries, completely within the Marham airfield safeguarding area and is grade 2 agricultural land. Edge of settlement with mature hedgerow which appears to be suitable habitat for biodiversity. NCC highways would not object to this site.	The site fronts onto Thieves Bridge Road with access proposed from the road. There are existing foot path links on the northern side of Thieves Bridge Road and opportunity for additional footpath links to be provided, increasing pedestrian access to services. The highway authority made no objections to the site subject to the delivery of a safe access. Development would result in the loss of good quality (grade 2) agricultural land. The site is not subject to flood risk. The site is bordered by established housing to the north and west, and partly on the eastern boundary. Open countryside surrounds the site on the southern side. The site is fairly large and development of such large scale is not considered appropriate in this location. Development on the entire site is likely to have negative impacts on the landscape character and amenity of the surrounding area	1
472	-	+	+	-		+	+	+	-/+	-/+	+	+	+	+	-/+	+	+	+	-	Site 472 relates to 3 separate parcels of greenfield land all outside built environment boundaries. The northern site accessed from Fen Road forms part of the larger submissions of 1069, 942 & 442 it would only be appropriate to allocate as part of a larger scheme. The southern site accessed from Fen Road is edge of settlement with overhead cables on the site located further away from services than alternative sites and development may impact upon form and character of the settlement. The northern most site accessed from Thomas Close is in the main constrained by flood zone the remainder of the site whilst accessed from Thomas Close would not relate well to the remainder of the development due to the surrounding area being constrained. The site is completely within the Marham airfield safeguarding area and is a mix of grade 2 & 3 agricultural land. There appears to be suitable habitat for biodiversity. NCC Highways have objected to the site because achieving a safe access may be challenging for this location.	The Highway Authority would object if this site were included in the plan.	0
503	-	-/+	+	-		+	+	+	-/+	-/+	+	+	+	+	-	+	+	+	-	Site 503 is a greenfield site outside built environment boundaries which forms part of the larger submissions of 1069, 942 & 442 it would only be appropriate to allocate as part of a larger scheme. The site is completely within the Marham airfield safeguarding area and is a mix of grade 2 & 3 agricultural land. Achieving a safe access may be challenging for this location.	The Highway Authority would object if this site were included in the plan.	0
580	[Redacted]																				0	
585	[Redacted]																				0	
816	-	+	+	-		+	+	+	-/+	-/+	+	+	+	+	+	+	+	+	-	Site 816 is a large greenfield site outside built environment boundaries, completely within the Marham airfield safeguarding area, partially within flood zones and is grade 3 agricultural land. To large for allocation of the entire site, the western area of the site is constrained by a flood zone. Edge of settlement, there appears to be suitable habitat for biodiversity. Development of the site would encroach on the countryside and may have a detrimental affect on the form and character of the settlement. NCC Highways objected to the site on the grounds that achieving a safe access may be challenging for this location.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. May be suitable if sensitively designed. Requirement to consult DEFRA regarding agricultural land classification. Prior to development an ecology survey may be required. The Highway Authority would object if this site were included in the plan.	0
WAT 13	-	+	+	-/+		+	+	+	+	+	+	+	-/+	-	+	+	+	+	+	Site WAT13 is a surgery brownfield site and well located to the settlement, with good access which has been put in to cater for health centre. The site is completely within Marham airfield and possible waste site safeguarding areas. Any development would have to be designed to consider neighbouring properties.	Yes. Subject to a safe access being made the Highway Authority would not object if this site were included in the plan.	1
1162	-	+	+	-		+	+	+/-	-	+/-	+	+	+	+	+	+	+/-	+	+/-	Site 1162 is wholly within Marham Airfield - Plan B safeguarding zone. Development of the site would result in the loss of grade 2 and 3 agricultural land, however the site is not largely used as such as is heavily treed which may provide a good environment for biodiversity. There is poor access by road to the site but good footpath links to the rest of the village and its services.		1
72	+	+	-	+		+	+	+	+/-	+/-	+	+	+	+	+	+	+	+	-	Site 72 is wholly within grade 1 agricultural land. Site is located at the northern edge of the village, abutting the settlement boundary. Development would be visible in the landscape, but would be viewed against a backdrop of existing development to the south. The site is within walking distance to village services. Development of part of the site south west of the care home has been offered to reduce the loss of established trees. There are no known heritage issues.	Access via new junction onto A110. Subject to safe access and localised footpath improvements the Highway Authority would not object to this allocation.	1
304	[Redacted]																				0	
G113.2	+	+	+	-/+		+	+	+	+	+	+	+	+	+	+	+	+	+	-	The site is a smaller part (the north-east section) of site 376 and therefore performs similarly in the sustainability appraisal however its size is more appropriate for the number of dwellings sought and development would involve loss of smaller scale of agricultural land in comparison to development of the whole of 376. Access is obtainable from Back Drove Road subject to demonstration of safe access arrangement and improvements to the footway network. Parts of the site are subject to high flood risk (FZ3) including the site access. The site is surrounded by existing development on the north, partly on the south and to the east. The site does not extend as such into the open landscape but is fairly well integrated with existing development. When viewed from a distance, development would be seen in the context of the existing village.	The allocated site G111.2 (part of 376) is partly within the development boundary and would partly constitute infill-development. It is within reasonable walking distance to services including the school and access is obtainable from Back Drove road. It is considered that the site is of a suitable scale to accommodate 13 dwellings without detriment to the form and character of the locality. Development is subject to the appropriate flood mitigation measures.	1

Site Ref				Achievability		Deliverable/Developable										Total
	Proposed use (owner/agent)	Summary of constraints	Can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	Site capacity	Settlement cap	0-5 years	6-10 years	11-15 years	Notes	
449		Site proposed for consideration by the landowner through an Agent therefore considered available.		1	M	L	4.40	3.30	24.00		32			0	Allocated within the SAD as G112.1	0
472		Site proposed for consideration by a developer therefore considered available.		1												0
503		Site proposed for consideration by the landowner and multiple Agents therefore considered available.		1												0
580	Residential mixed use/ Employment B1 & B8															0
585																0
816	Housing, mixed market	Site proposed for consideration by the landowner through an Agent therefore considered available.		1												0
WAT 13	Housing	Site proposed for consideration by a developer therefore considered available.		1	M	L	1.10	1.00	24.00		32		19	8	Site within development boundary so could come forward. Has PP for 27 dwellings	27
1162				1	M	L	2.65	1.98	24.00		32		10	22	Site within development boundary so could come forward.	32
72		Site proposed for consideration by the landowner therefore considered available.					0.20	0.20	24.00		5			5	Site is outside of the SAD development boundary. It could be a potential residential site after the current plan period (2026)	5
304																0
G113.2	residential	Site proposed for consideration by the landowner through an Agent therefore considered available.		1	M	L						13			SAD allocation for 13 dwellings	13

	0-5 years	6-10 years	11-15 years	Total
Welney	20	0	10	30

Site Ref	Suitability Stage 1																	Suitability Stage 2						
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	Unacceptable flood risk	NNR	Ramsar	SAC	SPA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome	Accept/reject	Scale of development	Brownfield/Greenfield
376	Welney	Welney	RV	Agricultural	Field rear of Grange Farm (Field No 4989)	+	-/+	-/+	+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 & 3 fluvial.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received.	1	-/+	+
386	Welney	Welney	RV	Agricultural	Land at Sandgate Terrace	+	-	-	+	+	+	+	+	+	+	+	+	+	+	Flood zones 2 & 3 fluvial.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received.	1	+/-	-
420	Welney	Welney	RV	Agricultural	Land at Wisbech Road (0.8ha TL 5294)	-	-	-	+	+	-	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 fluvial.	No	0		
663	Welney	Welney	RV	Agricultural	Blangl Wisbech Road	-	-	-	+	+	-/+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 fluvial & partially in hazard zone.	No	0		
703	Welney	Welney	RV	Agricultural	Land opposite Corner House, Tipps End. 2 - OS TL5094 field grid number 5395 (Turf Lot Drove)	-	-	-	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 fluvial.	No	0		
704	Welney	Welney	RV	Agricultural	5 parcels of land at Welney off Wisbech Road	-	-	-	+	+	-	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 fluvial.	No	0		
733	Welney	Welney	RV	Agricultural	Land opposite the Willows, Tipps End, Welney	-	-	-	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 fluvial.	No	0		
734	Welney	Welney	RV	Agricultural	5 parcels of land at Welney off Wisbech Road 1 - OS TL5294 part of field grid number 8830 2 - OS TL5294 field grid number 9842 3 - OS TL5294 - 5394 part of field grid number 1062	-	-	-	+	+	-	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 fluvial & in hazard zone.	No	0		
735	Welney	Welney	RV	Agricultural	4 - OS TL5294 part of field grid number 9278 5 - OS TL5294 - 5295 field grid number 6098	-	-	-	+	+	-	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 fluvial & in hazard zone.	No	0		
G113.1	Welney	Welney	RV			+	-	-	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 & 3 fluvial.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received.	1	+	-	
1216	Welney	Welney	RV			+	-	-	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 & 3 fluvial.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore the constraint can be overcome subject to a suitable flood risk assessment being received.	1	+	-	
105	Wereham	Wereham	SVAH	Agricultural	Land off Cavenham Road	+	+	+	+	+	+	+	+	+	+	+	+	+	Site 105 is a large greenfield site, agricultural grade 3, outside built environment boundaries. The site is within Marham airfield safeguarding area. Site adjacent to Conservation Area	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. Following a site visit to assess the site Officers feel further discussion with the Highways Authority would be required if allocated.	1	+/-	-	

Site Ref	Safeguarded areas	Height/Slope	Historic environment	Impact on highways	Impact on services	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
376	+	+	+	-		+	+	+	+	-/+	+	+	+	+	+	+	+	+	-	This is a greenfield site located to the east of Back Drove and west of Main Road. Access could be made from Back Drove Road but would be in flood risk zone 3. Development will result in a loss of agricultural land. Development of the site would result in an encroachment into the landscape. However, the site is not isolated in its position; it would be viewed from a distance in the context of the existing built up area of the settlement. There are some general infrastructure issues relating to the capacity of the surface water network which apply to all options for growth.	Part of the site may be suitable	1
386	+	+	-	+		+	+	+	+/-	+/-	+	+	+	+	+	+	+	+	-	This is a greenfield site, located to the northern edge of the village, outside the settlement boundary. The site is at risk of flooding in part. There are some general infrastructure issues relating to the capacity of the surface water network in common with all sites in the area. The site abuts site 72	Access via new junction onto A110. Subject to safe access and localised footpath improvements the Highway Authority would not object to this allocation.	1
420																						0
663																						0
703																						0
704																						0
733																						0
734																						0
735																						0
G113.1	+	+	+	+		+	+	+	+	+	+	+	+	+	+	+	+	+	+	The Site is adjacent the Old Bedford River and a Special Area of Conservation, which in turn adjoins the Ouse Washes Sites of Specific Scientific Interest, Ramsar and Special Protection Area. The site is brownfield land and development is linked to the relocation and replacement of the village hall.	Submission of a Flood Risk Assessment. Any proposal should be accompanied by sufficient information, including drainage arrangements, to demonstrate that there will be no adverse effect on the Ouse Washes Special Area of Conservation, Special Protection Area and Ramsar.	1
1216	+	+	+	+		+	+	+	+	+	+	+	+	+	+	+	+	+	+	The Site is adjacent the Old Bedford River and a Special Area of Conservation, which in turn adjoins the Ouse Washes Sites of Specific Scientific Interest, Ramsar and Special Protection Area. The site is brownfield land and development is linked to the relocation and replacement of the village hall.	Submission of a Flood Risk Assessment. Any proposal should be accompanied by sufficient information, including drainage arrangements, to demonstrate that there will be no adverse effect on the Ouse Washes Special Area of Conservation, Special Protection Area and Ramsar.	1
105	+/-	+	+/-	+/-		+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site 105 is wholly within the Marham Airfield safeguarding zone. However the surrounding road network is narrow with no foot path links which further restricts access to services. The Highway authority made objections to the site due to the inadequate footway and vehicular network. Development of the site would result in the loss of moderate quality grade 3 agricultural land (this applies to all other site options in the settlement). The site immediately abuts Wareham Conservation Area, as such the design and layout of any development in this location will be required to preserve and enhance the settings and character of the area. The site is not subject to flood risk. Most of the site lies behind existing frontage housing development on Cavenham Road; as such in comparison to other options the site does not lend itself to a form of development that is consistent with the existing form and pattern of development of the surrounding area. The site extends into the countryside and would potentially impact negatively on the landscape character of the area.	This site is located on the edge of the settlement. Local Footway links and road network is inadequate for this scale of development. This site should not be considered for housing	0

Site Ref				Achievability		Deliverable/Developable										Total	
	Proposed use (owner/agent)	Summary of constraints	Can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	Site capacity	Settlement cap	0-5 years	6-10 years	11-15 years	Notes		
376	residential	Site proposed for consideration by the landowner through an Agent therefore considered available.		1	M	L										Allocated within the SAD as G113.2	0
386		Site proposed for consideration by the landowner therefore considered available.		1	M	L	0.80	0.72	24.00	17.00	5				5	Site is outside of the SAD development boundary. It could be a potential residential site after the current plan period (2026)	5
420																	0
663																	0
703																	0
704																	0
733																	0
734																	0
735																	0
G113.1	residential			1	M	L						7			SAD allocation for 7 dwellings	7	
1216	residential			1	M	L									Allocated within the SAD as G113.1	0	
106																	0

	0-5 years	6-10 years	11-15 years	Total
Wereham	8	0	8	16

Site Ref	Suitability Stage 1																	Suitability Stage 2						
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	Unacceptable flood risk	NNR	Ramsar	SAC	SPA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome	Accept/reject	Scale of development	Brownfield/Greenfield
106	Wereham	Wereham	SVAH	Industrial / Agriculture	The Hollies Farm	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site 106 is a small agricultural site, agricultural grade 3. The site is within Marham airfield safeguarding area. Part of the site has consent for housing by virtue of consents ref: 06/01966/O & 06/02660/O.	Remainder of the site which doesn't already have consent requires comparative assessment in the Site Specific Allocations and Policies DPD.	1	+/-	+/-
111	Wereham	Wereham	SVAH	Agricultural	Land South of Holme Oak and Rutherford House, Stoke Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site 111 is a large greenfield site, agricultural grade 3. The site is within Marham airfield safeguarding area. A Conservation Area sits to the north east of the site (on the opposite side of the road). Poor access on to main road.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. Following a site visit to assess the site Officers feel further discussion with the Highways Authority would be required if allocated.	1	+/-	-
362	Wereham	Wereham	SVAH	Industrial / Agriculture	The Hollies Farm,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site 362 is a small agricultural site, agricultural grade 3. The site is within Marham airfield safeguarding area. Part of the site has consent for housing by virtue of consents ref: 06/01966/O & 06/02660/O.	Remainder of the site which doesn't already have consent requires comparative assessment in the Site Specific Allocations and Policies DPD.	1	+/-	+/-
404	Wereham	Wereham	SVAH	Open Agricul	Land North of Lynn Road,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site 404 fronts the road. The site is within Marham airfield safeguarding area and is agricultural grade 3 land. Part of the site is within close proximity of a Conservation Area.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. Following a site visit to assess the site Officers feel further discussion with the Highways Authority would be required if allocated.	1	+/-	-
G114.1	Wereham	Wereham	SVAH	Residential	The Springs, Flegg Green,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site G114.1 is a greenfield site, agricultural grade 3. The site is wholly within Marham airfield safeguarding area and partly within a possible waste disposal site. Part of the site has consent for housing by virtue of consents ref: 10/00432/F & 11/01623/F.	Remainder of the site which doesn't already have consent requires comparative assessment in the Site Specific Allocations and Policies DPD.	1	+/-	+/-
499	Wereham	Wereham	SVAH	Residential	The Springs, Flegg Green,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site 499 is a greenfield site, agricultural grade 3. The site is wholly within Marham airfield safeguarding area and partly within a possible waste disposal site. Part of the site has consent for housing by virtue of consents ref: 10/00432/F & 11/01623/F.	Remainder of the site which doesn't already have consent requires comparative assessment in the Site Specific Allocations and Policies DPD.	1	+/-	+/-

Site Ref	Safeguarded areas	Height/Slope	Historic environment	Impact on highways	Impact on services	Major utilities	Environmental Designations	TPO	Biodiversity	Landscapes/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
106	+/-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site 106 is wholly within the Marham Airfield safeguarding zone. Development of the site would result in the loss of grade 3 agricultural land. The site is well located to village services with good pedestrian and vehicular access to services. The highway authority raised no objections to the site subject to the delivery of a safe site access and depending on how the scheme is implemented. The site is a brownfield site previously used for employment purposes. Therefore, development would not involve loss of productive agricultural land but would result in the loss of employment land which is contrary to the adopted core strategy policies. The site is not identified to be within a flood risk area. There are minimal views of the site from the road as it is mostly screened by existing housing. Development is likely to have minimal landscape or visual impact and any impact on the wider landscape is dependent on how the scheme is implemented.	CS10 dependant	1
111	+/-	+	+/-	-	+	+	+	+	+	+/-	+	+	+	+	+	+	+	+	+/-	Site 111 is wholly within the Marham Airfield safeguarding zone. Development of the site would result in the loss of grade 3 agricultural land. It has poor access onto the public highway which further restricts pedestrian or vehicular access to local amenities. There is an existing development adjacent the northern site boundary. The site is located in a fairly built up area and development is not likely to be visually intrusive in this location. The site is fairly overgrown with mature planting and trees, raising potential biodiversity impacts. Further investigations will be required to establish if development would be harmful to biodiversity.	There is no clear adequate means of access to public highway from the information provided. This site should not be considered for housing.	0
362	+/-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+/-	Site 362 is wholly within the Marham Airfield safeguarding zone. Development of the site would result in the loss of grade 3 agricultural land. The site is well located to village services with good pedestrian and vehicular access to services. The highway authority raised no objections to the site subject to the delivery of a safe site access and depending on how the scheme is implemented. The site is a brownfield site previously used for employment purposes. Therefore, development would not involve loss of productive agricultural land but would result in the loss of employment land which is contrary to the adopted core strategy policies. The site is not identified to be within a flood risk area. There are minimal views of the site from the road as it is mostly screened by existing housing. Development is likely to have minimal landscape or visual impact and any impact on the wider landscape is dependent on how the scheme is implemented.	CS10 dependant	1
404	+/-	+	+/-	-	+	+	+	+	+	+/-	+	+	+/-	+	+	+	+	+	+/-	Site 404 is wholly within the Marham Airfield safeguarding zone. The site performs positively in the sustainability appraisal in terms of proximity to services but does not score as highly as some other site options. The site has frontage onto the A134 public highway and access is proposed from this road. There are existing footway links from the site. The highway authority indicates that the local footway link and the road network is inadequate for the proposed scale of development. The site is identified to be within grade 3 moderate quality agricultural land with no flood risk constraints. Due to its close proximity to the Conservation Area, the design and layout of any potential scheme will be required to preserve or enhance the setting of the nearby historic asset. There is existing housing to the east, west and south of the site with open countryside to the north. Development would constitute infill development and would form a continuation of existing housing along the A134 road. Compared to other options, the site is likely to have more visual impact given its prominent position from the road.	no	0
G114.1	+/-	+	+/-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+/-	The site is well located to services with good pedestrian and vehicular links. Access is proposed from the existing access on Flegg Green. The highway authority raised no objections to the proposed access subject to the demonstration of safe access and provision of adequate footway links. The site is in a low flood risk area and comprises of moderate quality (grade 3) agricultural land. There are a number of mature trees within the site, but these are not subject to a tree preservation order. Further assessment will be required to determine if development would have any impact on biodiversity. The site is situated at the rear of the recent development on Flegg Green. As such, development would represent a natural extension to the Flegg Green development without detriment to the form and character of the area. The mature planting along the site boundaries form a natural boundary from the wider countryside and would provide natural screening of development. Any potential conflicts of built development with the countryside can be further mitigated using suitable landscaping	Yes.	1
499	+/-	+	+/-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+/-	Site 499 is wholly within the Marham Airfield safeguarding zone. Development of the site would result in the loss of grade 3 agricultural land.	Yes.	1

Site Ref				Achievability		Deliverable/Developable										Total	
	Proposed use (owner/agent)	Summary of constraints	Can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	Site capacity	Settlement cap	0-5 years	6-10 years	11-15 years	Notes		
106	residential	Site proposed for consideration by the landowner through an Agent therefore considered available.		1	M	M	0.77	0.69	24.00	16.60	8				8	Site is outside of the SAD development boundary. It could be a potential residential site after the current plan period (2026)	8
111	Residential																0
362	residential	Site proposed for consideration by the landowner through an Agent therefore considered available.		1	M	M	0.77	0.69	24.00	16.60	8					Figure already counted as 106	0
404	Housing																0
G114.1	Residential	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L						8				SAD allocation for 8 dwellings	8
499	Residential	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L										Allocated as G114.1 within the SAD	0

Site Ref	Suitability Stage 1																	Suitability Stage 2						
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	Unacceptable flood risk	NNR	Ramsar	SAC	SPA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome	Accept/reject	Scale of development	Brownfield/Greenfield
541	Wereham	Wereham	SVAH	Vacant Field	Land behind Holmoak, Stoke Road,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site 541 is a large greenfield site, agricultural grade 3. The site is within Marham airfield safeguarding area. A Conservation Area sits to the north east of the site (on the opposite side of the road). Poor access on to main road.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. Following a site visit to assess the site Officers feel further discussion with the Highways Authority would be required if allocated.	1	+/-	-
570	Wereham	Wereham	SVAH	Agricultural	Land on Lynn Road,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site 570 is a greenfield site, agricultural grade 3. The site is wholly within Marham airfield safeguarding area and partly within a possible waste disposal site. A Conservation Area is close to the site on the opposite side of the road.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD.	1	+/-	+/-
656	Wereham	Wereham	SVAH	Agricultural	Redundant Barn, Bens Lane,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site 656 is a small greenfield site, agricultural grade 3, outside built environment boundaries. The site is within Marham airfield safeguarding area and part of the site is with a possible waste disposal site. Part of site in Conservation Area.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. Following a site visit to assess the site Officers feel further discussion with the Highways Authority would be required if allocated.	1	+/-	-
723	Wereham	Wereham	SVAH	Brownfield site used for the storage and breaking of cars. Cars are stacked 2,3 vehicles high within the site.	Land West of Lynn Road (A134)	-	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development.	No	0			
813	Wereham	Wereham	SVAH	Agricultural / Industrial	Nataryns', Hollies Farm, Flegg Green	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site 813 is a small agricultural site, agricultural grade 3. The site is within Marham airfield safeguarding area. Part of the site has consent for housing by virtue of consents ref: 06/01966/O & 06/02660/O.	Remainder of the site which doesn't already have consent requires comparative assessment in the Site Specific Allocations and Policies DPD.	1	+/-	+/-
950	Wereham	Wereham	SVAH	Arable farmland / Grassland	Land at Stoke Road	+	+	+	+	+	+	+	+	+	+	+	+	+	Site 950 is a large greenfield site, agricultural grade 3. The site is within Marham airfield safeguarding area. A Conservation Area sits to the north east of the site (on the opposite side of the road). Poor access on to main road.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. Following a site visit to assess the site Officers feel further discussion with the Highways Authority would be required if allocated.	1	+/-	-	
1060	Wereham	Wereham	SVAH	Auto Salvage Yard	Land at Lyndale, Auto salvage Yard, Lynn Road (PE33 8BD)	-	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development.	No	0			
1179	Wereham	Wereham				+	+	+	+	+	+	+	+	+	+	+	+	+	Portion of site within 25m of settlement.	No identified severe constraints.	1	+/-	-	
46	West Walton	Walton Highway	KRSC	Residential	Land at Trafford Estate	+	+	+	-	+	+	+	+	+	+	+	+	+	Completely within flood zone 2 tidal.	Yes - flood zone settlement	1	+	-	
264	West Walton	Walton Highway	KRSC	Agricultural	Land between Common Road and St Paul's Road,	+	+	+	-	+	+	+	+	+	+	+	+	+	Completely within flood zone 2 tidal.	Yes - flood zone settlement	1	+	-	
597	West Walton	Walton Highway	KRSC	Residential	Land off Salts Road,	-	+	+	-	-/+	+	+	+	+	+	+	+	+	Detached from the main settlement. Wholly within Flood zone 2 tidal, partial flood zone 3 tidal.	No	0			
385	West Walton	Walton Highway	RV	Agricultural	Land Between School Road and Salts Road	+	+	+	-	-/+	+	+	+	+	+	+	+	+	Wholly within Flood zone 2 tidal, partial flood zone 3.	Yes - flood risk settlement	1	+	+/-	
WAH 01	West Walton	Walton Highway	RV		Trafford Estate	+	+	+	-	+	+	+	+	+	+	+	+	+	Completely within flood zone 2 tidal.	Yes - flood risk settlement	0	+	-	

Site Ref	Safeguarded areas	Height/Slope	Historic environment	Impact on highways	Impact on services	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
541	+-	+	+-	-	+	+	+	+	+	+-	+	+	+-	+	+	+	+	+	+-	Site 541 is wholly within the Marham Airfield safeguarding zone. Development of the site would result in the loss of grade 3 agricultural land. It has poor access onto the public highway which further restricts pedestrian or vehicular access to local amenities. There is an existing development adjacent the northern site boundary. The site is located in a fairly built up area and development is not likely to be visually intrusive in this location. The site is fairly overgrown with mature planting and trees, raising potential biodiversity impacts. Further investigations will be required to establish if development would be harmful to biodiversity.	There is no clear adequate means of access to public highway from the information provided. This site should not be considered for housing.	0
570	+-	+	+-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+-	The site is situated on the western side of the A134 Lynn Road in a less built up part of the village. It is relatively close to some local services however, the site sits on the A134 Road with no clear adequate means of access to the public highway which limits access to services. The highway authority objects to the site. Development of the site will result in the loss of grade 3 - moderate quality agricultural land. There are a number of mature trees and hedgerows within the site and along the site boundaries indicating potential habitat for biodiversity. Further assessment will be required to establish the impact of development on biodiversity. The site is in a low flood risk area. The site is not visually prominent but is screened on the eastern and southern sides by existing housing and mature planting. Any potential landscape impacts are dependent on how the scheme is implemented.	no	0
656	+-	+	+-	-	+	+	+	+	+	+-	+	+	-	+	+	+	+	+	+-	Site 656 is wholly within the Marham Airfield safeguarding zone. The northern corner is part of a possible waste disposal site, and the south is part of a conservation area. Development in the site would result in the loss of grade 3 agricultural land. The site is within the development boundary and is of size that could not accommodate a minimum of 5 dwellings	no	1
722																						0
813	+-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+-	Site 813 is wholly within the Marham Airfield safeguarding zone. Development of the site would result in the loss of grade 3 agricultural land. The site is well located to village services with good pedestrian and vehicular access to services. The highway authority raised no objections to the site subject to the delivery of a safe site access and depending on how the scheme is implemented. The site is a brownfield site previously used for employment purposes. Therefore, development would not involve loss of productive agricultural land but would result in the loss of employment land which is contrary to the adopted core strategy policies. The site is not identified to be within a flood risk area. There are minimal views of the site from the road as it is mostly screened by existing housing. Development is likely to have minimal landscape or visual impact and any impact on the wider landscape is dependent on how the scheme is implemented.	CS10 dependant	1
950	+-	+	+-	-	+	+	+	+	+	+-	+	+	+-	+	+	+	+	+	+-	Site 111 is wholly within the Marham Airfield safeguarding zone. Development of the site would result in the loss of grade 3 agricultural land. It has poor access onto the public highway which further restricts pedestrian or vehicular access to local amenities. There is an existing development adjacent the northern site boundary. The site is located in a fairly built up area and development is not likely to be visually intrusive in this location. The site is fairly overgrown with mature planting and trees, raising potential biodiversity impacts. Further investigations will be required to establish if development would be harmful to biodiversity.	There is no clear adequate means of access to public highway from the information provided. This site should not be considered for housing.	0
1060																						0
1179	+-					+	+	+	+	+	+					+	+	+	+-			0
46	+	+-	+	+-		+	+	+	+-	+	+	+	+	+	+	+	+	+	-	Development would result in the loss of grades 1 and 2 agricultural land. NCC Highways did not object to this site.		1
264	+	+-	+	-		+	+	+	+-	+	+	+	+-	+	+-	+	+-	+	-	Development of the site would result in the loss of grade 2 agricultural land and may affect the adjacent PROW. Land is currently overgrown, therefore creating a possible environment for biodiversity. NCC Highways objected to the site on the basis that there is no clear means of access to the public highway.	No - NCC Highways objected to the site on the basis that there is no clear means of access to the public highway.	0
597																						0
385	+	+-	+	-		+	+	+	+-	+	+	+	+	+-	+-	+	+	-	-	Development would result in the loss of grade 1 agricultural land, although part of site not currently used as such. Site currently contains Tamar Nurseries and so development would result in the loss of employment land.	Yes - CS10 dependant	1
WAH 01	+	+	+	-		+-	+	+	+-	+-	+	+	+	+	+	+	+	+	-	Development would result in the loss of grade 1 agricultural land. Site has a number of large metal pylons across which may cause issues if developed.	Site is within development boundary.	1

Site Ref	Proposed use (owner/agent)	Summary of constraints	Can constraints be overcome?	Accept/reject	Achievability		Deliverable/Developable										Total	
					Market assessment	Cost assessment	Gross area	Net area	Density	Site capacity	Settlement cap	0-5 years	6-10 years	11-15 years	Notes			
541	Residential																	0
570	Residential																	0
656	Residential	Site proposed for consideration by landowner therefore considered available.															Site could come forward as a small windfall site for 2 dwellings, as it is within the development boundary.	0
723	Housing																	0
813	residential	Site proposed for consideration by the landowner through an Agent therefore considered available.			1	M	M	0.77	0.69	24.00	16.60	8					Figure already counted as 106	0
950	Housing, up to 14 dwellings																	0
1060	Housing, Approx. 8 dwellings as required																	0
1179																		0
46	Residential				1												Site within the development boundary could come forward as a windfall site	0
264																		0
597																		0
385					1	M	L	9.70	7.27	24.00	174.00	23				14	The site is outside of the development boundary, so could forward as a potential housing site after the current plan period, 2026	14
WAH 01	Housing - 4 min and 12 max				1	M	L	0.55	0.50	24.00	12.00	23		12			Site is within the development and so could come forward	12

	0-5 years	6-10 years	11-15 years	Total
West Walton	20	12	24	56

Site Ref	Suitability Stage 1																Suitability Stage 2							
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	Unacceptable flood risk	NNR	Ramsar	SAC	SPA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome	Accept/reject	Scale of development	Brownfield/Greenfield
692	West Walton	Walton Highway	KRSC	Agricultural	Land at Krighton Lodge,	+	+	+	-	-/+	+	+	+	+	+	+	+	+	+	Wholly within Flood zone 2 tidal. most of site is within flood zone 3 tidal. Detached from the main settlement. Completely within flood zone 2 tidal.	Yes - flood zone settlement	1	+	-
754	West Walton	Walton Highway	KRSC	Agricultural	Land opposite Lynn Road Terrace	-	+	+	-	+	+	+	+	+	+	+	+	+	+	Wholly within Flood zone 2 tidal.	No	0		
52	West Walton	Walton Highway	KRSC	Agricultural	The Poplars Pig & Poultry Farm Land off Lynn Road	+	+	+	-	+	+	+	+	+	+	+	+	+	+	Wholly within Flood zone 2 tidal.	Yes - flood zone settlement	1	+	+/-
G120.1	West Walton	Walton Highway	KRSC	Agricultural	Land at Walton Highway	+	+	+	-	+	+	+	+	+	+	+	+	+	+	Wholly within Flood zone 2 tidal.	Yes - flood zone settlement	1	+	-
428	West Walton	Walton Highway	KRSC	Agricultural	Land at Walton Highway	+	+	+	-	+	+	+	+	+	+	+	+	+	+	Wholly within Flood zone 2 tidal.	Yes - flood zone settlement	1	+	-
744	West Walton	Walton Highway	KRSC		Land at 232 Salts Road,	+	+	+	-	+	+	+	+	+	+	+	+	+	+	Wholly within Flood zone 2 tidal.	Yes - flood zone settlement	1	+	+/-
270	West Walton	West Walton	KRSC	Agricultural	Land at River Road,	+	+	+	-	-	-/+	+	+	+	+	+	+	+	+	Flood zones 2 & 3 tidal partial hazard zone.	Yes - however part in Hazard zone.	1	+	-
431	West Walton	West Walton	KRSC	Agricultural	Land south of 20 Station Road,	+	+	+	-	-	-/+	+	+	+	+	+	+	+	+	Flood zones 2 & 3 tidal partial hazard zone.	Yes - however part in Hazard zone.	1	+	-
432	West Walton	Walton Highway	KRSC	Agricultural	Land at The Poplars,	+	+	+	-	+	+	+	+	+	+	+	+	+	+	Wholly within Flood zone 2 tidal.	Yes - flood zone settlement	1	+	-
435	West Walton	West Walton	KRSC	Agricultural	Land off Common Road / St Pauls Road	+	+	+	-	+	+	+	+	+	+	+	+	+	+	Wholly within Flood zone 2 tidal.	Yes - flood zone settlement	1	+	-
584	West Walton	West Walton	KRSC	Agricultural	Land at River Road,	+	+	+	-	-	-/+	+	+	+	+	+	+	+	+	Flood zones 2 & 3 tidal partial hazard zone.	Yes - however part in Hazard zone.	1	+	-
686	West Walton	West Walton	KRSC	Agricultural	The Mount, River Road	+	+	+	-	-	-	+	+	+	+	+	+	+	+	Flood zones 2 & 3 tidal and hazard zone.	No completely within the hazard zone	1	+	-

Site Ref	Safeguarded areas	Height/Slope	Historic environment	Impact on highways	Impact on services	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
692	+	+	+	-		+/-	+	+	+/-	+	+	+	+	+/-	+/-	+	+/-	+	-	Development of the site would result in the loss of grade 2 agricultural land. NCC Highways have objected to site on grounds that there is no clear adequate means of access to the public highway.	No - NCC Highways objected to the site on the basis that there is no clear means of access to the public highway.	0
754																						0
52	+	+/-	+	-		+	+	+	+/-	+	+	+	+/-	+	-	+	+	+/-	+/-	Site has no road access and has rows of houses to the north and south. Development would result in the loss of existing buildings, including employment land. Development would result in the loss of agricultural land grade 2, although the site is not currently used as such. NCC Highways have objected to the site on ground there is no clear adequate means of access to public highway.	No - NCC Highways objected to the site on the basis that there is no clear means of access to the public highway.	0
G120.1	+	+/-	+	+/-		+/-	+	+	+/-	+	+	+	+	+	+	+	+	+	-	The site is relatively close to the church, shops, pub, and the village hall. The surrounding road network is narrow with no foot path provisions. Given the wide verges, the highway authority considers the site acceptable subject to the site meeting the minimum requirements for visibility and access and considering measures to improve pedestrian and vehicular access. Development of the site will result in the loss of good quality agricultural land but this also applies to all growth options in the settlement. The site is subject to medium flood risk (flood zone 2). Telephone poles and wire cables cross the site. The site is situated in a fairly built up part of the village and is mostly surrounded by established residential development as such it is considered that development would not be detrimental to the landscape character of the surrounding area. Any potential conflicts of development with the wider landscape can be mitigated using appropriate landscaping to soften the impact of development on the landscape. The form of the site would allow for linear frontage development which is in keeping with the existing form of the village.	Yes	1
428	+	+/-	+	+/-		+/-	+	+	+/-	+	+	+	+	+	+	+	+	+	-	The site is relatively close to the church, shops, pub, and the village hall. The surrounding road network is narrow with no foot path provisions. Given the wide verges, the highway authority considers the site acceptable subject to the site meeting the minimum requirements for visibility and access and considering measures to improve pedestrian and vehicular access. Development of the site will result in the loss of good quality agricultural land but this also applies to all growth options in the settlement. The site is subject to medium flood risk (flood zone 2). Telephone poles and wire cables cross the site. The site is situated in a fairly built up part of the village and is mostly surrounded by established residential development as such it is considered that development would not be detrimental to the landscape character of the surrounding area. Any potential conflicts of development with the wider landscape can be mitigated using appropriate landscaping to soften the impact of development on the landscape. The form of the site would allow for linear frontage development which is in keeping with the existing form of the village.	Yes	1
744	+	+/-	+	+/-		+	+	+	+/-	+	+	+	+	+	+/-	+	+	+	-	Development of the site would result in the loss of grade 2 agricultural land, although the site is not currently used as such and comprises of a dwelling and its garden. Access is on a narrow road with no pavements. There are a number of mature trees across the site. NCC Highways - no objections.		0
270	+	+/-	+	-		+	+	+	+/-	+	+	+	+/-	+	+/-	+	+	+	-	Site 270 is wholly within grade 1 agricultural land. Access to the site is through a narrow, fast road which may have negative highways implications. There are no pavements and access to services is limited. NCC Highways have not objected to this site. Development may result in the loss of public viewpoints.	No	0
431	+	+	+	-		+	+	+	+/-	+/-	+	+	+	+/-	+	+	+	+	-	Site 431 is wholly within agricultural land, either grade 1 or grade 2. Development may result in the loss of public viewpoints, having an impact on landscape character. Access is on a fast, narrow road which may have negative impacts. NCC Highways have objected on the grounds that there is no clear adequate means of access to the public highway.	No - NCC Highways have objected on the grounds that there is no clear adequate means of access to the public highway.	0
432	+	+	+	-		+	+	+/-	+/-	+	+	+	+/-	-	+	+	+	+/-	+/-	Site 432 has a tree within it subject to a tree preservation order. Development of the site would result in the loss of grade 2 agricultural land, however the site is not currently used as such. Frontage development would be preferable due to no access to the rear of site from the road. Development would result in the loss of existing buildings, including some local businesses. NCC Highways have objected on the grounds that there is no clear adequate means of access to the public highway.	No - NCC Highways have objected on the grounds that there is no clear adequate means of access to the public highway.	0
435	+	+/-	+	-		+	+	+	+/-	+	+	+	+/-	+	+/-	+	+	+	-	Development of the site would result in the loss of grade 2 agricultural land and may affect the adjacent PRoW. Land is currently overgrown, therefore creating a possible environment for biodiversity. NCC Highways have objected on the grounds that there is no clear adequate means of access to the public highway.	No - NCC Highways have objected on the grounds that there is no clear adequate means of access to the public highway.	0
584	+	+/-	+	-		+	+	+	+/-	+	+	+	+/-	+	+/-	+	+	+	-	Site 584 is wholly within grade 1 agricultural land. Access to the site is through a narrow, fast road which may have negative highways implications. There are no pavements and access to services is limited. Development may result in the loss of public viewpoints. NCC Highways have objected on the grounds that there is no clear adequate means of access to the public highway.	No - NCC Highways have objected on the grounds that there is no clear adequate means of access to the public highway.	0
686	+	+	+	-		+	+	+	+/-	+	+	+	+	+	+	+	+	+	-	Site 686 is wholly within grade 1 agricultural land, although site is not currently used as such and is overgrown with loss of vegetation which may create a positive environment for biodiversity. Development of the site may cause highways issues as access is on a narrow, fast road.		0

Site Ref				Achievability		Deliverable/Developable									Notes	Total
	Proposed use (owner/agent)	Summary of constraints	Can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	Site capacity	Settlement cap	0-5 years	6-10 years	11-15 years		
692																0
754																0
52																0
G120.1	Residential	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L						10			SAD allocation for 10 dwellings	10
428	Residential	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	L									Allocated within the SAD as G120.1	0
744				1											Site is a residential property and its rear garden	0
270				1												0
431																0
432																0
435																0
584																0
686																0

Site Ref	Suitability Stage 1																Suitability Stage 2								
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	Unacceptable flood risk	NNR	Ramsar	SAC	SPA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome	Accept/reject	Scale of development	Brownfield/Greenfield	
G120.2	West Walton	West Walton	KRSC	Agricultural	Land north of School Road	+	+	+	-	-/+	+	+	+	+	+	+	+	+	+	+	Wholly within Flood zone 2 tidal, partial flood zone 3.	Yes - flood zone settlement	1	+	-
732	West Walton	West Walton	KRSC	Agricultural	Land east of 147 School Road,	+	+	+	-	-/+	+	+	+	+	+	+	+	+	+	+	Wholly within Flood zone 2 tidal, partial flood zone 3.	Yes - flood zone settlement	1	+	-
795	West Walton	West Walton	KRSC	Paddocks	The Mount, River Road, West Walton	+	+	+	-	-	-	+	+	+	+	+	+	+	+	+	Flood zones 2 & 3 tidal and hazard zone.	No - completely in the hazard zone	1	+	-
881	West Walton	West Walton	KRSC	Garden	The Gardens of 38 & 44 School Road	+	+	+	-	-	+	+	+	+	+	+	+	+	+	+	Flood zones 2 & 3 tidal.	Yes - flood zone settlement	1	+	+/-
912	West Walton	West Walton	KRSC	Agricultural	Land to the rear of Church Farm Barn, River Road	+	+	+	-	-	-/+	+	+	+	+	+	+	+	+	+	Flood zones 2 & 3 tidal partial hazard zone.	Yes - however part in Hazard zone.	1	+	-
913	West Walton	West Walton	KRSC	Agricultural	Land adjacent and to the east of 147 School Road	+	+	+	-	+	+	+	+	+	+	+	+	+	+	+	Wholly within Flood zone 2 tidal.	Yes - flood zone settlement	1	+	-
915	West Walton	West Walton	KRSC	Vacant Field	Land (derelict) situated between the ex-Council Houses on Salts Road and River Road, West Walton-This land is owned by the Borough Council	+	+	+	-	-	+	+	+	+	+	+	+	+	+	+	Flood zones 2 & 3 tidal.	Yes - flood zone settlement	1	+	-
916	West Walton	Walton Highway	KRSC	Industrial	Land at the English Brothers Site, Salts Road, West Walton which already has planning permission granted.	+	+	+	-	+	+	+	+	+	+	+	+	+	+	+	Wholly within Flood zone 2 tidal.	Yes - flood zone settlement	1	+	+/-
986	West Walton	West Walton	KRSC	Agricultural / Industrial	Whitehouse Farm, 63 Salts Road,	+	+	+	-	-	+	+	+	+	+	+	+	+	+	+	Flood zones 2 & 3 tidal.	Yes - flood zone settlement	1	+	+/-
1232	West Walton	Walton Highway	KRSC	Not Stated	Land east of Common Road N	+/-	+	+	-	+	+	+	+	+	+	+	+	+	+	+	Site is just beyond the 25m line and within tidal zone 2	Yes - flood risk settlement	1	+	-
1244	West Walton	Walton Highway	KRSC	Not Stated	Land east of Common Road N	+	+	+	-	+	+	+	+	+	+	+	+	+	+	+	within tidal zone 2	Yes - flood risk settlement	1	+	-
1268	West Walton	Walton Highway	KRSC	Garden	Land to the rear of 224 Salts Road																Site is currently a residential garden site not capable of accommodating 5 dwellings	no	0		
1292	West Walton	West Walton	KRSC	unused	Land east of Salts Road																	no	0		

Site Ref	Safeguarded areas	Height/Slope	Historic environment	Impact on highways	Impact on services	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape	HSE	Pollution / contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
G120.2	+	+	+	-		+	+	+	-	+	+	+	+	+	+/-	+	+	+	-	The site is situated on the western edge of Walton Highway. There are footpath links from the site to services. The highway authority made no objections to the site and considers it suitable for low scale frontage development subject to the delivery of a safe access. The site is mostly constrained by medium flood risk (FZ2) although a small part of the site is within a high flood risk area (FZ3). The site comprises of good quality (grade 1 & 2) agricultural land although the site is currently overgrown and is not currently in agricultural production. The site is on the edge of the settlement in a less built up part of the village, and development would extend the village boundary in a westerly direction however, existing housing development borders the site on the east with a single detached bungalow immediately adjacent the western site boundary. Development would represent infill, and would form a natural continuation of ribbon frontage development along School Road which is consistent with the existing form and character of the locality. There is an orchard at the rear of the site on the northern boundary. The site is mostly screened from the wider landscape by existing development, boundary hedges and the orchard. Development is likely to have minimal landscape and amenity impact. Overhead power cables cross part of the site and these needs to be taken consideration in the layout and design of any scheme.	Yes	1
732	+	+	+	-		+	+	+	-	+	+	+	+	+	+/-	+	+	+	-	Site 732 is wholly within agricultural land, either grade 1 or grade 2, although the site is not currently used as such and appears to be a meadow. Development of the site may cause highways issues as access is on a narrow, busy road. No objections from NCC Highways.		1
796	+	+	+	-		+	+	+	+/-	+	+	+	+	+	+	+	+	+	-	Site 686 is wholly within grade 1 agricultural land, although site is not currently used as such and is overgrown with lots of vegetation which may create a positive environment for biodiversity. Development of the site may cause highways issues as access is on a narrow, fast road.		0
881	+	+/-	+	+		+	+	+	-	+	+	+	+	+	+	+	+	+	-	Site 881 is wholly within agricultural land, either grade 1 or grade 2, however part of the site is not currently used as such and is overgrown. A derelict farm building also stands on the site. The site has good proximity to services with a pavement opposite.		1
912	+	+/-	+	-		+	+	+	+/-	+	+	+	+	+	+/-	+	+	+	-	Site 912 is wholly within grade 1 agricultural land. Access to the site is through a narrow, fast road which may have negative highways implications. There are no pavements and access to services is limited. Development may result in the loss of public viewpoints. NCC Highways have objected on the grounds that there is no clear adequate means of access to the public highway.	No - NCC Highways have objected on the grounds that there is no clear adequate means of access to the public highway.	0
913	+	+	+	-		+	+	+	+/-	+	+	+	+	+	+/-	+	+	+	-	Site 732 is wholly within agricultural land, either grade 1 or grade 2, although the site is not currently used as such and appears to be a meadow. Development of the site may cause highways issues as access is on a narrow, busy road.		0
915	+	+	+	-		+	+	+	-	+	+	+	+/-	+	-	+	+	+	-	Site 915 is wholly within grade 2 agricultural land. The site has rows of houses to the north and south, with no access to roads or services of the village. Development of the site would negatively affect amenity of existing houses surrounding the site. NCC Highways have objected to the site on the grounds that there is no clear adequate means of access to the public highway.	No - NCC Highways have objected on the grounds that there is no clear adequate means of access to the public highway.	0
916	+	+	+	+/-		+	+	+	+	+	+	+/-	+	+	+	+	+	-	+/-	Site 916 is wholly within grade 2 agricultural land, however it is not currently used as such and contains a timber frame business which would be lost if developed. The site is on the corner of a busy road, which would have negative impacts for access. Site is within Development Boundary		1
986	+	+	+	+/-		+	+	+	+/-	+	+	+	+	+/-	+/-	+	+	+/-	+/-	Site 986 is wholly within grade 2 agricultural land, however site contains a paddock and commercial stables and so is not currently used as such. Development would result in the loss of commercial stables. There may be negative impacts regarding access as the site is adjacent to a narrow road with no pavements.		0
1232	+	+	+	+/-		+	+	+	+	+/-	+/-	+	+	+	+	+	+	+	-	The highway authority objects to the site stating that adequate access has not been demonstrated. Development of the site would result in the loss of excellent quality (grade 1) agricultural land. A public right of way runs along the south-east site boundary. This is required to be retained as part of any development scheme. The site is overgrown in nature, indicating potential biodiversity impacts. The site is detached from existing development and is immediately surrounded by open fields. Development of the whole of this site would potentially be detrimental to the landscape character creating a small estate, also not in-keeping with the local townscape.	no	0
1244	+	+	+	+/-		+	+	+	+	+/-	+/-	+	+	+	+	+	+	+	-	The highway authority objects to the site stating that adequate access has not been demonstrated. Development of the site would result in the loss of excellent quality (grade 2) agricultural land. The site is overgrown in nature, indicating potential biodiversity impacts. The site is adjacent existing residential development. Development of the whole of this site would potentially be detrimental to the landscape character creating a small estate/backland development, also not in-keeping with the local townscape. The site is not capable of providing 5 dwellings that conform to the settlement pattern	no	0
1266																						0
1293																						0

Site Ref				Achievability		Deliverable/Developable										Notes	Total
	Proposed use (owner/agent)	Summary of constraints	Can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	Site capacity	Settlement cap	0-5 years	6-10 years	11-15 years			
G120.2	residential			1	M	L						23	10		SAD allocation for 10 dwellings	10	
732				1	M	L									Allocated within the SAD as G120.2	0	
795	Housing, 3-6 plots															0	
881	Housing, 11 bungalows			1											Site is currently rear gardens of residential dwellings	0	
912																0	
913				1	M	L									Allocated within the SAD as G120.2	0	
915																0	
916				1	M	L	0.94	0.85	24.00	20.00	23				Site is within the development boundary and has extant PP, so counted in that section	0	
986				1	M	L	0.51	0.45	24.00	10.00	23				The site is outside of the development boundary, so could forward as a potential housing site after the current plan period, 2026	10	
1232	residential	Site proposed by land owner, so considered to be available		0												0	
1244	residential	Site proposed by land owner, so considered to be available		0												0	
1268	residential	Site proposed by land owner, so considered to be available		0												0	
1292	1 residential dwelling	Site proposed by land owner, so considered to be available		0												0	

0-5 years	6-10 years	11-15 years	Total
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Site Ref	Suitability Stage 1																	Suitability Stage 2						
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	Unacceptable flood risk	NNR	Ramsar	SAC	SPA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome	Accept/reject	Scale of development	Brownfield/Greenfield
71	Wiggenhall St Germans	Wiggenhall St Germans	RV		Land curtilage to 22 Mill Road	+	+	+	-	-	+	+	+	+	+	+	+	+	+	Flood zones 2 & 3 tidal and hazard zone.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding. The site is situated within an area where the flood risk from a breach in the flood defences has been modelled inundation depth is less than 1m (see note).	1	+	-
547	Wiggenhall St Germans	Wiggenhall St Germans	RV		Land at Mill Road,	+	+	+	-	-	+	+	+	+	+	+	+	+	+	Flood zones 2 & 3 tidal and hazard zone.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding. The site is situated within an area where the flood risk from a breach in the flood defences has been modelled inundation depth is less than 1m (see note).	1	+	-
671	Wiggenhall St Germans	Wiggenhall St Germans	RV		Land at Mill Road,	-	+	+	-	-	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal and hazard zone.	Constraint cannot be overcome.	0		
967	Wiggenhall St Germans	Wiggenhall St Germans	RV	Agricultural	Land to the rear of 36 Sluice Road & 2-18 Lewis Drive	+	+	+	-	-	+	+	+	+	+	-	+	+	+	Flood zones 2 & 3 tidal and hazard zone. Wholly within SSSI.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding. The site is situated within an area where the flood risk from a breach in the flood defences has been modelled inundation depth is less than 1m (see note).	1	-/+	-
1066	Wiggenhall St Germans	Wiggenhall St Germans	RV	Agricultural	Land to the rear of 31 & 33 Lynn Road,	+	+	+	-	-	+	+	+	+	+	+	+	+	+	Flood zones 2 & 3 tidal and hazard zone.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding. The site is situated within an area where the flood risk from a breach in the flood defences has been modelled inundation depth is less than 1m (see note).	1	+	-
1067	Wiggenhall St Germans	Wiggenhall St Germans	RV	Garden / Domestic	Land around 9 Mill Road,	+	+	+	-	-	+	+	+	+	+	+	+	+	+	Flood zones 2 & 3 tidal and hazard zone.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding. The site is situated within an area where the flood risk from a breach in the flood defences has been modelled inundation depth is less than 1m (see note).	1	+	-
1068	Wiggenhall St Germans	Wiggenhall St Germans	RV	Agricultural	Land West of Pleasant Cottage, Mill Road	-	+	+	-	-	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal and hazard zone.	Constraint cannot be overcome.	0		
1088	Wiggenhall St Germans	Wiggenhall St Germans	RV	Unknown	Land to the South East of Lewis Drive	+	+	+	-	-	+	+	+	+	+	+	+	+	+	Flood zones 2 & 3 tidal and hazard zone.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding. The site is situated within an area where the flood risk from a breach in the flood defences has been modelled inundation depth is less than 1m (see note).	1	-/+	-
1093	Wiggenhall St Germans	Wiggenhall St Germans	RV		Land South of Prior Farm, 20 St Peters Road	+	+	+	-	-	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal and hazard zone.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding. The site is situated within an area where the flood risk from a breach in the flood defences has been modelled inundation depth is less than 1m (see note).	1	+	+

Site Ref	Safeguarded areas	Height/Slope	Historic environment	Impact on highways	Impact on services	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
71	+	+	+	+	+	+	+	+	-/+	-/+	+	+	+	+	-	+	+	+	-	Site 71 is a small greenfield site. Grade 2 agricultural land. The surrounding built form is linear but sparse and there are few services within close proximity. There is a lack of pavements in the area.		1
547	+	+	+	+	+	+	+	-	-/+	-/+	+	+	+	+	-/+	+	+	+	-	There are no footpath links from the site to local services. The highway authority indicates that the local highway network is inadequate to support additional development and as such made objections to the site. Development would result in loss of grade 2 (good quality) agricultural land. The site is situated in a high flood risk area (flood zone 3 and the flood hazard zone). There are a number of trees subject to a tree preservation order within the parameters of the site. The site is situated at the edge of the settlement but is mostly surrounded by existing development on the south, east and west.	no	0
671																						0
967	+	-/+	+	+	+	+	-/+	+	+	-/+	+	+	+	+	+	+	-/+	+	-	The site is within reasonable walking distance to local services including a bus stop, school, village hall and post office. There is good access to the public highway. Safe site access is dependent on how the scheme is implemented. The Highway Authority made no objections to the site. Development would result in the loss of grade 2 (good quality) agricultural land. The site lies within a high flood risk area (F23 & Flood hazard zone). A public right of way runs along the southern site boundary and part of the northern site boundary, the nature of the site would allow for the public footpaths to be incorporated into any design scheme. The entire site is identified to be an area designated as a Site of Special Scientific Interest for its geological interest features as such the site scores negatively in terms of natural environment. Part of the northern site boundary immediately borders an area designated as a County Wildlife Site. The site is bordered by existing housing on the east and agricultural land on the south and west. The site is situated immediately adjacent existing housing development and provides an opportunity for a development that relates adequately with the general form and character of the village.	no	0
1066	+	-	+	-	+	+	+	+	-/+	+	+	+	-/+	+	-	+	+	+	-	Site 1066 is a greenfield site outside built environment boundary and grade 2 agricultural. There doesn't appear to be an access to the surrounding highways network for either cars, pedestrians or cyclists.	no	0
1067	+	+	+	+	+	+	+	-	-/+	-/+	+	+	+	+	-/+	+	+	+	-	There are no footpath links from the site to local services. The highway authority indicates that the local highway network is inadequate to support additional development and as such made objections to the site. Development would result in loss of grade 2 (good quality) agricultural land. The site is situated in a high flood risk area (flood zone 3 and the flood hazard zone). There are a number of trees subject to a tree preservation order within the parameters of the site. The site is situated at the edge of the settlement but is mostly surrounded by existing development on the south, east and west.	no	1
1068																						0
1088	+	-/+	+	+	+	+	-/+	+	+	+	+	+	+	+	+	+	-/+	+	-	The site is within reasonable walking distance to local services including a bus stop, school, village hall and post office. The Highway Authority indicates that access from Lewis Drive can only support a limited number of dwellings but made no objections. The site comprises of grade 2 (good quality) agricultural land. Site is subject to high flood risk (F23 & Hazard Zone). A public right of way runs along the northern site boundary. The site immediately borders an area designated as a Site of Special Scientific Interests therefore further investigations are required to determine that the geological interests of the SSSI will not be affected by development. The site is well located behind existing residential development and offers an opportunity for development relates adequately with the form and character of the village.	no	1
1093	+	+	+	+	+	+	+	+	+	+	+	+	+	+	-/+	-/+	+	-	-	Site 1093 is a brownfield site with a commercial use. An outline planning application 12/00587/O was recently refused due to the potential loss of employment land. The site is not suitable.	Constraint cannot be overcome.	0

Site Ref				Achievability		Deliverable/Developable										Notes	Total
	Proposed use (owner/agent)	Summary of constraints	Can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	Site capacity	Settlement cap	0-5 years	6-10 years	11-15 years			
71	Residential	Site proposed for consideration by landowner through an Agent therefore considered available.		1												Site not able to accommodate a minimum of 5 dwellings	0
547	Residential	Site proposed for consideration by landowner through an Agent therefore considered available.		1													0
671																	0
967	Housing - up to 40 dwellings	Site proposed for consideration by landowner through an Agent therefore considered available.		1													0
1066	Housing - 2 dwellings	Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	H	0.30	0.30	24.00	7.00	13					Site not acceptable	0
1067	Housing - 2 dwellings	Site proposed for consideration by landowner through an Agent therefore considered available.		1													0
1068																	0
1088	Housing, approx. 53 dwellings	Site proposed for consideration by landowner through an Agent therefore considered available.		1													0
1093	Housing / Community building																0

Wiggerha II St Germans	0	0	0	0
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Site Ref	Suitability Stage 1																	Suitability Stage 2						
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	Unacceptable flood risk	NNR	Ramsar	SAC	SPA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome	Accept/reject	Scale of development	Brownfield/Greenfield
WSG 01	Wiggenhall St Germans	Wiggenhall St Germans	RV		Land rear of Lynn Road	+	+	+	-	-	+	+	+	+	+	+	+	+	+	Flood zones 2 & 3 tidal and hazard zone.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding. The site is situated within an area where the flood risk from a breach in the flood defences has been modelled inundation depth is less than 1m (see note).	1	+	-
	Wiggenhall St Mary Magdalen	Wiggenhall St Mary Magdalen	RV		Land off Mill Road.	+	+	+	-	-	-/+	+	+	+	+	+	+	+	+	Flood zones 2 & 3 tidal and partial hazard zone. The area of the site not within the hazard zone is too far from a higher order settlement to be considered suitable for development.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding. The site is situated partially within an area where the flood risk from a breach in the flood defences has been modelled inundation depth is less than 1m (see note).	1	-/+	-
G124.1	Wiggenhall St Mary Magdalen	Wiggenhall St Mary Magdalen	RV		Land North of Mill Road.	+	+	+	-	-	+	+	+	+	+	+	+	+	+	Flood zones 2 & 3 tidal and hazard zone.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding. The site is situated within an area where the flood risk from a breach in the flood defences has been modelled inundation depth is less than 1m (see note).	1	+	-
	Wiggenhall St Mary Magdalen	Wiggenhall St Mary Magdalen	RV		Land North of Mill Road.	+	+	+	-	-	+	+	+	+	+	+	+	+	+	Flood zones 2 & 3 tidal and hazard zone.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding. The site is situated within an area where the flood risk from a breach in the flood defences has been modelled inundation depth is less than 1m (see note).	1	-/+	-
	Wiggenhall St Mary Magdalen	Wiggenhall St Mary Magdalen	RV	Agricultural	Land to east of Lynn Road and north of St Mary Magdalen Church and Priory Farm (O.S. grid ref.TF598116)	+	+	+	-	-	-/+	+	+	+	+	+	+	+	+	Flood zones 2 & 3 tidal and hazard zone.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding. The site is situated within an area where the flood risk from a breach in the flood defences has been modelled inundation depth is less than 1m (see note).	1	-/+	-
1107	Wiggenhall St Mary Magdalen	Wiggenhall St Mary Magdalen	RV	Agricultural	Land to North of 99 Stow Road, PE34 3BB	+	+	+	-	-	n/a	+	+	+	+	+	+	+	+	Flood zones 2 & 3 tidal and hazard zone.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). However it would not be appropriate to allocate land in a hazard zone therefore the constraint cannot be overcome.	1	-/+	-

Site Ref	Safeguarded areas	Height/Slope	Historic environment	Impact on highways	Impact on services	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
WSG 01	+	-/+	+	-/+	+	+	+	+	+	+	+	+	+	+	-/+	-/+	+	+	+	The site is within reasonable walking distance to local services including a bus stop, school, village hall and post office. The Highway Authority indicates that access from Lewis Drive can only support a limited number of dwellings but made no objections. The site comprises of grade 2 (good quality) agricultural land. Site is subject to high flood risk (FZ3 & Hazard Zone). A public right of way runs along the northern site boundary. The site immediately borders an area designated as a Site of Special Scientific Interests therefore further investigations are required to determine that the geological interests of the SSSI will not be affected by development. The site is well located behind existing residential development and offers an opportunity for development relates adequately with the form and character of the village.	no	0
484	-/+	-/+	+	+	+	-	+	+	-/+	-/+	-/+	+	+	+	-/+	-/+	+	+	-	Site 484 is a greenfield site outside the proposed development boundary. It has a gas pipeline running through the site and as such development could be restricted. Situated within a historic landfill safeguarding area. To the south east of the settlement lies site 484, where Mill Road becomes Faldgate land. There is no footpath in place and the highway speed limit changes from a 30mph speed limit zone to a 60mph one immediately outside of the site. This sites location is distinctly on the edge of the settlement; therefore it is likely to have a greater impact upon the landscape in comparison to alternative sites, which can also offer a locality closer to village services. As with all sites identified there would be little impact upon the local economy, heritage or the natural environment. All sites lie within a high flood risk area (FZ3) and development would result in the loss of very good (grade 2) agricultural land.	no	0
G124.1	-/+	+	+	+	+	-/+	+	+	+	+	-/+	+	+	+	+	+	+	+	-	greenfield site currently used for agriculture. As the site is smaller, less grade 2 (very good) agricultural land would be lost. The site is central to the village and is screened well by existing development on three sides, the exception being the west boundary. As such views into the site would be limited to near distance, with few opportunities for long distance views as the site is within a developed area. This results in the site scoring highly with regard to landscape and amenity. The site also scores highly as it is located in close proximity to village services, particularly those located upon Church Road including the public house, shop, telephone box and the church itself. Access for the site would be gained via Stow Road and there is an existing footpath that would aid walking to these facilities, there is also a bus stop by the site. As with all sites identified there would be little impact upon the local economy, heritage or the natural environment. All sites lie within a high flood risk area (FZ3) and development would result in the loss of some very good (grade 2) agricultural land.	Yes	1
490	-/+	-/+	+	+	+	-/+	+	+	+	-/+	-/+	+	+	+	-/+	-/+	+	+	-	Site 490 is a greenfield site outside the proposed development boundary. It has a gas pipeline running adjacent to the northern boundary and as such development may be restricted. Situated within a historic landfill safeguarding area.		1
540	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	-/+	+	+	+	-	Site 540 is a greenfield site outside the proposed development boundary. The site is not well related to services in that there is poor pedestrian links. This site is located north of the village, along Lynn Road. Access would be gained from Lynn Road where there is no existing foot path and the highway speed limit changes from a 30mph speed limit zone to a 60mph one immediately outside of the site. Whilst the site is situated close to village services, the lack of a footpath would limit pedestrian access to these. The site is clearly at the northern edge of the settlement and as such would have a greater impact upon the landscape character than other growth options. As with all sites identified there would be little impact upon the local economy, heritage or the natural environment. All sites lie within a high flood risk area (FZ3) and development would result in the loss of very good (grade 2) agricultural land.	no	1
1107	-	-/+	+	+	+	+	+	+	+	+	+	+	+	+	-/+	+	+	+	-	Site 1107 is a greenfield site outside the proposed development boundary. The site is not well related to services in that there is poor pedestrian links. Situated within a historic landfill safeguarding area. Site 1107 is located in the south of the settlement, along Stow Road. It isn't a close to village services as some of the other options and there is no footpath, this would limit pedestrian access further. The site is clearly at the southern edge of the settlement and as such would have a greater impact upon the landscape than other growth options. A former railway route runs through the site. As with all sites identified there would be little impact upon the local economy, heritage or the natural environment. All sites lie within a high flood risk area (FZ3) and development would result in the loss of very good (grade 2) agricultural land.	no	1

Site Ref	Proposed use (owner/agent)	Summary of constraints	Can constraints be overcome?	Accept/reject	Achievability		Deliverable/Developable										Notes	Total
					Market assessment	Cost assessment	Gross area	Net area	Density	Site capacity	Settlement cap	0-5 years	6-10 years	11-15 years				
WSG 01	Housing, 2 min, 4 max	Site proposed for consideration by a housing association therefore considered available.		1														0
484		Site proposed for consideration by landowner through an Agent therefore considered available.		1														0
G124.1		Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	H									10	SAD allocation for 10 dwellings		10
490		Site proposed for consideration by landowner through an Agent therefore considered available.		1	M	H										Allocated as G124.1 within the SAD		0
540	Housing, Approx. 80 conventional/possibility of affordable if required	Site proposed for consideration by landowner through an Agent therefore considered available.		1														0
1107	Housing 6-10, Detached and Semi Detached	Site proposed for consideration by landowner through an Agent therefore considered available.		1														0

	0-5 years	6-10 years	11-15 years	Total
Wiggenha St Mary Magdalen	0	0	10	10

Site Ref	Suitability Stage 1																	Suitability Stage 2						
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	Unacceptable flood risk	NNR	Ramsar	SAC	SPA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome	Accept/reject	Scale of development	Brownfield/Greenfield
293	Wiggenhall St Mary Magdalen.	Wiggenhall St Mary Magdalen.	RV		Land at Mill Road,	+	+	+	-	-	-/+	+	+	+	+	+	+	+	+	Flood zones 2 & 3 tidal and hazard zone.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding. The site is situated within an area where the flood risk from a breach in the flood defences has been modelled inundation depth is less than 1m (see note).	1	-/+	-
647	Wiggenhall St Mary Magdalen	Wiggenhall St Mary Magdalen	RV	Agricultural	Land on Mill Road,	+	+	+	-	-	+	+	+	+	+	+	+	+	+	Flood zones 2 & 3 tidal and hazard zone.	Additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding. The site is situated within an area where the flood risk from a breach in the flood defences has been modelled inundation depth is less than 1m (see note).	1	-/+	-
101	Wimbotsham	Wimbotsham	RV		Land North of 23 Tinkers Lane	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.	The site boundary has been amended by the Landowner in the Site Allocations "Issues & Options" consultation,	1	-/+	+
496	Wimbotsham	Wimbotsham	RV		Land off Tinkers Lane,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	-/+	-
501	Wimbotsham	Wimbotsham	RV		Millers Lane	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	+	+
506	Wimbotsham	Wimbotsham	RV		Land South of West Way,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	-/+	+
1076	Wimbotsham	Wimbotsham & Downham	MT/RV	Agricultural	The Wimbotsham Estate, Land at Lower Farm & Church Farm	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of Downham Market and Wimbotsham.	Part of the site potentially suitable.	1	-/+	-
1077	Wimbotsham	Wimbotsham & Downham	MT/RV	Agricultural	The Wimbotsham Estate, Land South of West Way	+	+	+	-/+	-/+	+	+	+	+	+	+	+	+	+	A small portion of the site is within 25m of the village. West section of the site constrained by flood zones 2 and 3.	Yes only allocate on the small frontage near the settlement, which would also avoid the flood zones.	1	-/+	-
96	Wormegay	Wormegay	RV		Land at Middle Farm	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1	-/+	-

Site Ref	Safeguarded areas	Height/Shape	Historic environment	Impact on highways	Impact on services	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
293	-	-/+	+	+	+	+	+	+	+	+	+	+	+	+	-/+	+	+	+	-	Site 293 is a greenfield site outside the proposed development boundary. The site is not well related to services in that there is poor pedestrian links. Situated within a historic landfill safeguarding area. The site is located in the south of the village, along Mill Road. Access to the site would be off Mill Road, currently there is no footpath in place. Development is likely to have a negative impact upon the local landscape and its character. It would be visually intrusive as short, medium and long views from the existing development along the northern side of Mill Road would be severely impacted upon. The site isn't as close to village services as alternative options. As with all sites identified there would be little impact upon the local economy, heritage or the natural environment. All sites lie within a high flood risk area (FZ3) and development would result in the loss of very good (grade 2) agricultural land.	no	1
647	-/+	-/+	+	+	+	-/+	+	+	+	-/+	-/+	+	+	+	-/+	-/+	+	+	-	Site 647 is a greenfield site outside the proposed development boundary. It has a gas pipeline running adjacent to the northern boundary and as such development may be restricted. Situated within a historic landfill safeguarding area.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. Any development would need to be sensitive to the form and character of the settlement and be designed with regard to the HSE, PADHI regulations.	1
101	-	-	-	-		+	+	+	+	-/+	+	+	-/+	+	-/+	+	+	+	+	Site 101 is a garden site outside built environment boundaries completely within the Marham safeguarding area and the conservation area with a right of way along the boundary. The site area has recently been amended to a more suitable shape. Norfolk County Council Highways Officer would object if this site was included in the plan.	No.	0
496	-	+	-/+	-/+		+	+	+	+	-/+	-/+	+	+	+	+	+	+	+	-	Site 496 is a large greenfield site outside built environment boundaries completely within the Marham safeguarding area and partially within a conservation area. The land is grade 3 agricultural. There appears to be suitable habitat for biodiversity. The site has a number of mature trees and a mature hedgerow present. Norfolk County Council Highways Officer would object if this site was included in the plan.	No	0
501	-	+	-	-		+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site 501 is a greenfield garden site outside built environment boundaries, completely within the Marham safeguarding area and conservation area. Access is poor along an unmetalled road. Norfolk County Council Highways Officer would object if this site was included in the plan.	No	0
506	+	+	+	-/+		+	+	+	+	-/+	-/+	+	+	+	+	+	+	+	-	Site 506 is located behind, to the south of, West Way towards the edge of the village. This location results in a positive score for the factor 'access to services', this isn't as positive as other options proposed. There would be little benefit the local economy but it is identified that the site would lead to the loss of some identified good to moderate agricultural land (grade 3). The site is at a distance from the conservation area so that the impact upon heritage is judged to be neutral. Site 506 is larger than required to accommodate the required housing numbers in Wimbotsham, allocation of this site would result in a significant reduction in the gap between the two settlements of Downham Market and Wimbotsham, if developed this would create an undesirable backland style of development, this results in a highly negative score recorded in the category 'landscape & amenity'. There is a small portion of the site, that if developed wouldn't create backland development, but development of this portion would inhibit the access and/or development of a larger site in the future. The site also scores poorly for 'highways & transport' as Norfolk County Council as the local Highways Authority considers that its location is remote and would object if it were to be allocated	no	1
1076	-	+	-/+	-/+		+	+	+	+	-/+	-/+	+	+	+	+	+	-	+	-	Site 1076 is a greenfield site outside built environment boundaries, completely within the Marham airfield safeguarding area and partially within the conservation area. It is inappropriately large in scale for a rural village and is grade 3 agricultural land in a greenfield location. It bridges the gap between Wimbotsham and Downham Market and is partially within the conservation area and has a right of way across the centre of the site.	no	1
1077	-	+	-/+	-/+		-/+	+	+	+	-/+	-/+	+	+	-/+	+	+	-	+	-	Site 1077 is inappropriately large in scale for a rural village, in a greenfield location outside built environment boundaries and adjacent to conservation area. The west boundary area is constrained by a gas pipeline and flood zones. A right of way exists across the south/east section of the site. Completely within the Marham Airfield safeguarding zone partially constrained in northwest by minerals consultation area and is grade 3 agricultural land. Anglian Water cordon sanitarie to the south of the site. Only a small area at the eastern end of the site is potentially suitable for a small frontage development consisting of no more than 10 units on to Low Road. There appears to be suitable habitat for biodiversity.	no	1
96	-	+	+	-		+	+	+	+	-/+	+	+	+	+	-	+	+	+	-/+	Site 96 is currently used as mixed garden and large field outside built environment boundaries, grade 3 agricultural land completely within the Marham safeguarding area. Accessed via a shared drive with neighbouring agricultural added value use in the west and track in the east. Any development would be to rear of a property with a frontage with Castle Road which may have a negative impact upon amenity. The Highway Authority would object if this site were included in the plan.	The landowner would be required to submit a transport assessment to the Highways Authority to remove the objection.	0

Site Ref				Achievability		Deliverable/Developable										Notes	Total
	Proposed use (owner/agent)	Summary of constraints	Can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	Site capacity	Settlement cap	0-5 years	6-10 years	11-15 years			
293		Site proposed for consideration by the landowner therefore considered available.		1													0
647	Housing	Site proposed for consideration by the landowner therefore considered available.		1	M	H										Allocated as G124.1 within the SAD	0
101	Housing	Site proposed for consideration by the landowner through an Agent therefore considered available.		1													0
496		Site proposed for consideration by the landowner through an Agent therefore considered available.		1													0
501		Site proposed for consideration by the landowner through an Agent therefore considered available.		1													0
506		Site proposed for consideration by the landowner through an Agent therefore considered available.		1													0
1076	Housing, 350 dwellings with further 600 dwellings for further development. Employment 23ha of readily available land.	Site proposed for consideration by the landowner through an Agent therefore considered available.		1													0
1077	Housing, 350 dwellings with further 600 dwellings for further development. Employment 23ha of readily available land.	Site proposed for consideration by the landowner through an Agent therefore considered available.		1													0
96		Site proposed for consideration by the landowner through an Agent therefore considered available.		1													0

	0-5 years	6-10 years	11-15 years	Total
Wimbotsham	0	0	0	0

	0-5 years	6-10 years	11-15 years	Total
Wormegay	0	0	0	0

Site Ref	Suitability Stage 1																	Suitability Stage 2						
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	Unacceptable flood zones	NNR	Ramsar	SAC	SPA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome	Accept/reject	Scale of development	Brownfield/Greenfield
577	Wormegay	Wormegay	RV		Land at Middle Farm,	+	-/+	-/+	+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 & 3 fluvial.	Yes. North section of the site may be suitable.	1	+	+
579	Wormegay	Wormegay	RV		Land at Middle Farm	+	-/+	-/+	+	+	+	+	+	+	+	+	+	+	+	Partially within flood zones 2 & 3 fluvial. Adjacent to Ancient Monument.	Yes. Possible to develop unconstrained area.	1	-/+	-
865	Wormegay	Wormegay	RV	Garden / Amenity Land	Land to the South of the Oaks, Craven Lane	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Site considered too far from a higher order settlement to be considered suitable for development.	No	0	/	/

Site Ref	Safeguarded areas	Height/Slope	Historic environment	Impact on highways	Impact on services	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution / contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
577	-/+	+	+	-		+	+	+	+	+	+	+	+/+	+	-	+	+	-	+	Site 577 is the brownfield portion of the site assessed as ref: 579. The Highways Authority has not raised an objection because no site access has been shown however it appears that the only possible access is the same as that shown in site 579, so for to remain consistent the access arrangements are unsuitable.	The landowner would be required to submit a transport assessment to the Highways Authority to remove the objection. Policy CS10 in the Core Strategy seeks to retain employment uses in the borough any loss of an employment use needs to met the requirements set out in the policy.	0
578	-	+	-/+	-		+	+	-/+	-/+	-/+	+	+	+	+	-	+	+	-/+	-/+	Site 579 is a large mainly greenfield site (agricultural grade 3 & 4), with an area of brownfield land outside the built environment boundaries. The site is completely within the Marham safeguarding area partially within fluvial flood zones 2 & 3 has TPO trees present and is adjacent to an ancient monument. The site is edge of settlement, any development would have a positive effect on neighbouring amenity with closure of the added value agricultural activity and reduce lorry movements. The greenfield part of the site which is outside the flood zone was formerly the operations settlement beds. The business employs 80+ people. There appears to be suitable habitat for biodiversity on the greenfield area. A part of the site already has consent for residential development. The Highway Authority would object if this site were included in the plan.	The landowner would be required to submit a transport assessment to the Highways Authority to remove the objection. Policy CS10 in the Core Strategy seeks to retain employment uses in the borough any loss of an employment use needs to met the requirements set out in the policy.	0
865	Site considered too far from a higher order settlement to be considered suitable for development.																			No		

Site Ref				Achievability	Deliverable/Developable											Total	
	Proposed use (owner/agent)	Summary of constraints	Can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	Site capacity	Settlement cap	0-5 years	6-10 years	11-15 years	Notes		
577		Site proposed for consideration by the landowner through an Agent therefore considered available.		1													0
578		Site proposed for consideration by the landowner through an Agent therefore considered available.		1													0
865	Housing, 2-4 residential dwellings	Site proposed for consideration by the landowner through an Agent therefore considered available.		1													0

Site Ref	Suitability Stage 1																	Suitability Stage 2						
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	Unacceptable flood areas	NNR	Ramsar	SAC	SPA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome	Accept/reject	Scale of development	Brownfield/Greenfield

Site Ref	Safeguarded areas	Height/Slope	Historic environment	Impact on highways	Impact on services	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution / contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject

Site Ref	Achievability			Deliverable/Developable												
	Proposed use (owner/agent)	Summary of constraints	Can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	Site capacity	Settlement cap	0-5 years	6-10 years	11-15 years	Notes	Total
												683	632	1239		2554

683 632 1239 2554

Site Ref	Suitability Stage 1																	Suitability Stage 2						
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	Unacceptable flood areas	NNR	Ramsar	SAC	SPA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome	Accept/reject	Scale of development	Brownfield/Greenfield

Site Ref	Safeguarded areas	Height/Slope	Historic environment	Impact on highways	Impact on services	Major utilities	Environmental Designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution / contamination	Amenity	Loss of open space and community facility	walking/cycling/access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject	

Site Ref	Achievability			Deliverable/Developable												
	Proposed use (owner/agent)	Summary of constraints	Can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	Site capacity	Settlement cap	0-5 years	6-10 years	11-15 years	Notes	Total

Site Ref	Suitability Stage 1																	Suitability Stage 2						
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	Unacceptable flood areas	NNR	Ramsar	SAC	SPA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome	Accept/reject	Scale of development	Brownfield/Greenfield

Site Ref	Safeguarded areas	Height/Slope	Historic environment	Impact on highways	Impact on services	Major utilities	Environmental Designations	TPO	Biodiversity	Landscapes/townscape	HSE Hazard	Pollution / contamination	Amenity	Loss of open space and community facility	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject

Site Ref	Achievability			Deliverable/Developable													
	Proposed use (owner/agent)	Summary of constraints	Can constraints be overcome?	Accept/reject	Market assessment	Cost assessment	Gross area	Net area	Density	Site capacity	Settlement cap	0-5 years	6-10 years	11-15 years	Notes	Total	