

Suitability Stage 2																							
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Slope	Historic environment	Impact on highways	Major utilities	Environmental designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Loss of community facilities/open space	Amenity	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
F2.4																					surrounded to the west by a golf course, to the north by a residential estate, to the east by the A149 and agricultural fields beyond and to the south by undeveloped land north of Hunstanton Road. Whilst the site is not presently cultivated, development would result in the loss of grade 3 agricultural land. The topography of the site rises from a low point in the south eastern corner to higher ground on the northern boundary of the site. This enables the site to be visible on the approach to Hunstanton from the south and therefore the impact on landscape & amenity depends on how any scheme were implemented in terms of screening options, layout and design of development. The site is within an area of archaeological interest and therefore further investigations would be required. An Ecological Appraisal indicates no insurmountable barrier to development of the site but also provides recommendations for further research and mitigation. Latest proposals suggest some land may be left undeveloped and enhanced for ecological and recreational benefit. The principle of access has been established. The Inspectors report for the examination of the Core Strategy which identified land to the south of Hunstanton as a potential option for growth.		1
603	+/-	-	+	+/-	+	+/-	+	+	+	+/-	+/-	+	+	+	+	+/-	+	+	+	-	Site 603 (and 834, 759, 997) is grade 3 agricultural land located at the southern edge of the south of Hunstanton in the countryside. It is located next to the A149, a golf course and a residential area. The site contains trees and scrubland and development may have a negative impact on biodiversity. The site is within walking distance of a supermarket but is relatively distant from the town centre. The site is highly visible from the A149 due to sloping topography of the site, and any development will have an impact on the landscape, albeit this could be reduced by effective landscaping. Vehicular access would need to be established. Risk of flooding on small part of the site. Site is too large in scale.	This site is located at the southern extent of Hunstanton surrounded to the west by a golf course, to the north by a residential estate, to the east by the A149 and agricultural fields beyond and to the south by undeveloped land north of Hunstanton Road. Whilst the site is not presently cultivated, development would result in the loss of grade 3 agricultural land. The topography of the site rises from a low point in the south eastern corner to higher ground on the northern boundary of the site. This enables the site to be visible on the approach to Hunstanton from the south and therefore the impact on landscape & amenity depends on how any scheme were implemented in terms of screening options, layout and design of development. The site is within an area of archaeological interest and therefore further investigations would be required. An Ecological Appraisal indicates no insurmountable barrier to development of the site but also provides recommendations for further research and mitigation. Latest proposals suggest some land may be left undeveloped and enhanced for ecological and recreational benefit. The principle of access has been established. The Inspectors report for the examination of the Core Strategy which identified land to the south of Hunstanton as a potential option for growth.	1
39	+	-	+	+	+	+	+	+	+	+/-	+	+	+	+	+	+	+	+	+	+	Site 39 (and 1081) is a greenfield site adjacent to a supermarket within the town centre. It is within walking/cycling distance to facilities and services. Some mature trees border the site. Potential impact on biodiversity. Site is in a slightly elevated position.	Screening to the west of the site may be required due to the change in gradient. Ecology report may be requested along with a tree survey.	1
759	+	-	+	+/-	+	+/-	+	+	+	+/-	+/-	+	+	+	+	+/-	+	+	+	-	Site 759 (and 834, 603, 997) is grade 3 agricultural land located at the southern edge of the south of Hunstanton in the countryside. It is located next to the A149, a golf course and a residential area. The site contains trees and scrubland and development may have a negative impact on biodiversity. The site is within walking distance of a supermarket but is relatively distant from the town centre. The site is highly visible from the A149 due to sloping topography of the site, and any development will have an impact on the landscape, albeit this could be reduced by effective landscaping. Vehicular access would need to be established.	This site is located at the southern extent of Hunstanton surrounded to the west by a golf course, to the north by a residential estate, to the east by the A149 and agricultural fields beyond and to the south by undeveloped land north of Hunstanton Road. Whilst the site is not presently cultivated, development would result in the loss of grade 3 agricultural land. The topography of the site rises from a low point in the south eastern corner to higher ground on the northern boundary of the site. This enables the site to be visible on the approach to Hunstanton from the south and therefore the impact on landscape & amenity depends on how any scheme were implemented in terms of screening options, layout and design of development. The site is within an area of archaeological interest and therefore further investigations would be required. An Ecological Appraisal indicates no insurmountable barrier to development of the site but also provides recommendations for further research and mitigation. Latest proposals suggest some land may be left undeveloped and enhanced for ecological and recreational benefit. The principle of access has been established. The Inspectors report for the examination of the Core Strategy which identified land to the south of Hunstanton as a potential option for growth.	1

Site Ref	Availability			Achievability		Deliverable/Developable						
	Proposed use (owner/agent)	Availability	Acc ept/r eject	Market assessment	cost assessment	Gross area	Net area	0-5 years	6-10 years	11-15 years	Notes	Total
F2.4								60	103		SAD alloaction for 163 dwellings	163
603	Residential	Site proposed by agent on behalf of landowner therefore considered to be available.		1 M	L	11.2	7.4				Figure counted as site 997	0
39	Mixed Use	Site proposed for consideration by landowner therefore considered available.		1 M	L	1.1		19				19
759	Development	Site proposed by agent on behalf of landowner therefore considered to be available.		1 M	L	6.1					Figure already counted - see site 997	0

Basic site information							Suitability Stage 1																	
Site Ref	Parish	Town/Village	CS02 Designation	Current or last known land use	Brownfield/Greenfield	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome?	Accept/reject	
F2.2	Hunstanton	Hunstanton	MT	Agricultural	G	Land to the East of Cromer Road																		
828	Hunstanton	Hunstanton	MT	Agricultural	G	Land to the East of Cromer Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	Part of site potentially suitable.	1	
F2.3	Hunstanton	Hunstanton	MT	Agricultural	G	Land to the South of Hunstanton Commercial Park																		
833	Hunstanton	Hunstanton	MT	Agricultural	G	Land to the South of Hunstanton Commercial Park	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	Part of site potentially suitable.	1	

Suitability Stage 2																							
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Shape	Historic environment	Impact on highways	Major utilities	Environmental designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Loss of community facilities/open space	Amenity	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
F2.2																					The site forms part of a large agricultural field to the east of Hunstanton adjacent to the A149. Development would result in the loss of grade 3 agricultural land. The impact on heritage is dependent on implementation as the site contains Historic Environment Records relating to a find spot for a neolithic artefact and post-Medieval features and development could impact on the setting of Old Hunstanton Conservation Area is situated to the north and Hunstanton Hall to the east (a Grade II registered park) if this is not mitigated by design. The Area of Outstanding Natural Beauty is defined to the east of the site and therefore the impact on landscape & amenity depends on how the scheme is implemented. This is the same for all options to the east of Hunstanton. The site is intensively farmed and there is limited vegetation on the field boundaries however further investigation would be required to confirm any ecological issues. Local highway improvements would be required including a crossing point for the A149 and extension		1
828	+	-	+	+	+	+/-	+	+	+	+/-	+/-	+	+	+	+	+/-	+	+	+	-	Site 828 (and 851) is a greenfield site and is Grade 3 agricultural land. The site is situated alongside the A149, adjacent to school playing fields, allotments and agricultural land, and is opposite established residential uses. The site is relatively distant from the town centre, but is close to the school and some services. There are mature hedges at the boundaries. Development could have a negative impact on the landscape. Access may be an issue.	Hunstanton adjacent to the A149. Development would result in the loss of grade 3 agricultural land. The impact on heritage is dependent on implementation as the site contains Historic Environment Records relating to a find spot for a neolithic artefact and post-Medieval features and development could impact on the setting of Old Hunstanton Conservation Area is situated to the north and Hunstanton Hall to the east (a Grade II registered park) if this is not mitigated by design. The Area of Outstanding Natural Beauty is defined to the east of the site and therefore the impact on landscape & amenity depends on how the scheme is implemented. This is the same for all options to the east of Hunstanton. The site is intensively farmed and there is limited vegetation on the field boundaries however further investigation would be required to confirm any ecological issues. Local highway improvements would be required including a crossing point for the A149 and extension to the 30mph limit. Subject to safe access and local highway improvements the highway authority would not object if this site were to be included in the plan	1
F2.3																					The site is an agricultural field to the east of Hunstanton adjacent to the A149. Development would result in the loss of grade 3 agricultural land. It is sited near to the Grade II* Smithdon High School to the north and the scheduled remains of St Andrew's Chapel to the south-east. Additionally the Area of Outstanding Natural Beauty is defined to the east of the site and therefore the impact on heritage and landscape & amenity depends on how the scheme is implemented. The site is intensively farmed and there is limited vegetation on the field boundaries however further investigation would be required to confirm any ecological issues. Local highway improvements would be required including a crossing point for the A149 and extension to the 30mph limit, depending upon the growth allocation. Subject to safe access and local highway improvements the highway authority would not object if this site were to be included in the plan.		1
833	+	-	+	+/-	+	+/-	+	+	+	+/-	+/-	+	+	+	+	+	+	+	+/-	-	Site 833 (and 846) is a greenfield site and is Grade 3 agricultural land. The site is adjacent to the A149 and neighbours employment land, agricultural land and is opposite residential development. Footpaths could be improved as part of a scheme. There is a mature hedge at the boundary. The site slopes down towards the south and east. A small part of the site is undeveloped allocated employment land.	The site is an agricultural field to the east of Hunstanton adjacent to the A149. Development would result in the loss of grade 3 agricultural land. It is sited near to the Grade II* Smithdon High School to the north and the scheduled remains of St Andrew's Chapel to the south-east. Additionally the Area of Outstanding Natural Beauty is defined to the east of the site and therefore the impact on heritage and landscape & amenity depends on how the scheme is implemented. The site is intensively farmed and there is limited vegetation on the field boundaries however further investigation would be required to confirm any ecological issues. Local highway improvements would be required including a crossing point for the A149 and extension to the 30mph limit, depending upon the growth allocation. Subject to safe access and local highway improvements the highway authority would not object if this site were to be included in the plan.	1

Site Ref	Availability			Achievability		Deliverable/Developable						
	Proposed use (owner/agent)	Availability	Accept/reject	Market assessment	cost assessment	Gross area	Net area	0-5 years	6-10 years	11-15 years	Notes	Total
F2.2			1	M	M			120			SAD allocation for 120 dwellings	120
828	Development	Agent has submitted site on behalf of the landowner therefore the site is considered to be available. Site also proposed for consideration by Hunstanton Town Council.	1	M	M	6.2					Site allocated within the SAD as F2.2	0
F2.3			1	M	M				50		SAD allocation for 50 dwellings	50
833	Development	Agent has submitted site on behalf of the landowner therefore the site is considered to be available. Site also proposed for consideration by Hunstanton Town Council.	1	M	M	6					Allocated with the SAD as F2.3	0

Site Ref	Basic site information						Suitability Stage 1															summary of constraints	Can constraints be overcome?	Accept/reject
	Parish	Town/Village	CS02 Designation	Current or last known land use	Brownfield/Greenfield	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens				
834	Hunstanton	Hunstanton	MT	Agricultural	G	Land West of Red Gate Hill	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	Site potentially suitable.	1	
838	Hunstanton	Hunstanton	MT	Old Garage	B	Land to the North West of Westgate	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Entire site within settlement boundary.	N/A	1	
841	Hunstanton	Hunstanton	MT	Old Garage	B	Land to the North West of Westgate	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Entire site within settlement boundary.	N/A	1	
843	Hunstanton	Hunstanton	MT	Former Railway track bed	B	Land to the West of Southend Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Entire site within settlement boundary.	N/A	1	
845	Hunstanton	Hunstanton	MT	Agricultural	G	Land West of Red Gate Hill	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	Part of site potentially suitable.	1	
846	Hunstanton	Hunstanton	MT	Agricultural	G	Land to the South of Hunstanton Commercial Park	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	Part of site potentially suitable.	1	

Suitability Stage 2																								
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Shape	Historic environment	Impact on highways	Major utilities	Environmental designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Loss of community facilities/open space	Amenity	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject	
834	+	-	+	+/-	+	+/-	+	+	+	+/-	+/-	+	+	+	+	+/-	+	+	+	-	<p>Site 834 (and 759, 603, 997,845) is grade 3 agricultural land located at the southern edge of the south of Hunstanton in the countryside. It is located next to the A149, a golf course and a residential area. The site contains trees and scrubland and development may have a negative impact on biodiversity. The site is within walking distance of a supermarket but is relatively distant from the town centre. The site is highly visible from the A149 due to sloping topography of the site, and any development will have an impact on the landscape, albeit this could be reduced by effective landscaping. Vehicular access would need to be established.</p>	This site is located at the southern extent of Hunstanton surrounded to the west by a golf course, to the north by a residential estate, to the east by the A149 and agricultural fields beyond and to the south by undeveloped land north of Hunstanton Road. Whilst the site is not presently cultivated, development would result in the loss of grade 3 agricultural land. The topography of the site rises from a low point in the south eastern corner to higher ground on the northern boundary of the site. This enables the site to be visible on the approach to Hunstanton from the south and therefore the impact on landscape & amenity depends on how any scheme were implemented in terms of screening options, layout and design of development. The site is within an area of archaeological interest and therefore further investigations would be required. An Ecological Appraisal indicates no insurmountable barrier to development of the site but also provides recommendations for further research and mitigation. Latest proposals suggest some land may be left undeveloped and enhanced for ecological and recreational benefit. The principle of access has been established. The Inspectors report for the examination of the Core Strategy which identified land to the south of Hunstanton as a potential option for growth.	1	
838	+	+	+	+	+	+	+	+	+	+	+	+	-	+	+	+	+	+	+	+	<p>Site 838 and 841 is a derelict brownfield site, formally the town bus station and a car park. There are no absolute constraints to development.</p>	The site was identified as an opportunity site in the Hunstanton Southern Seafront and Town Centre Masterplan. The development of the site could have a positive impact on the town centre and conservation area. The site is already within the built environment. The site is suitable providing bus services could be accommodated either on or off site in the town centre.	1	
841	+	+	+	+	+	+	+	+	+	+	+	+	-	+	+	+	+	+	+	+	<p>Site 841 and 838 is a derelict brownfield site, formally a garage. The site may be contaminated. There are no absolute constraints to development.</p>	The site was identified as part of an opportunity site in the Hunstanton Southern Seafront and Town Centre Masterplan. The development of the site could have a positive impact on the town centre and conservation area. The site is already within the built environment. Remediation may be required.	1	
843	+	+	+/-	+	+	+	+	+	+	+	+	+	-	+	+	+	+	+	+	+	<p>Site 843 is a brownfield site currently used as a car park and coach park. The site is situated close to a main route into the town, and is adjacent to car parks, residential areas and opposite a supermarket. It has good access to local services and facilities, and no access concerns. There is already a footpath to the east of the site. The site may be contaminated. There is an existing policy in place for protecting railway trackbeds, which covers some of the site.</p>	The site is within the built environment boundary therefore would not require allocation to come forward. The site has been identified in the Hunstanton Southern Seafront and Town Centre Masterplan. Site potentially suited to alternative uses. Loss of car/coach park is an issue for consideration in the masterplan. Remediation may be required. The policy on Railway Trackways (DM12) as outlined in the Site Allocations and Development Management Policies Pre-Submission Document, protects the former railway route between King's Lynn and Hunstanton.	0	
845	+	-	+	+/-	+	+/-	+	+	+	+/-	+/-	+	+	+	+	+/-	+	+	+	-	<p>Site 845 is scrubland located next to the A149. The site contains trees and shrubs and development may have a negative impact on biodiversity. The site is relatively distant from the town centre. Vehicular access would need to be established.</p>	The site a small undeveloped square site positioned adjacent to the A149 to the east, housing on Redgate Hill to the north and undeveloped land to the west and south. The site has established vegetation and therefore is likely to be attractive to wildlife therefore there is likely to be an impact on the natural environment. Development would result in the loss of grade 3 quality agricultural land, although it is acknowledged that the land is unlikely to be used for agriculture. Access could be joined up to the minor road serving Redgate Hill which would enable pedestrians' safe access to services although they are of considerable distance. The site is visible from the approach to Hunstanton via the A149 and forms part of the wider undeveloped countryside therefore the impact on landscape & amenity' is dependent on implementation. Ecology report may be required.	1	
846	+/-	-	+	+/-	+	+/-	+	+	+	+/-	+/-	+	+	+	+	+	+	+	+	+/-	-	<p>Site 846 (and 833) is a greenfield site and is Grade 3 agricultural land. The site is adjacent to the A149 and neighbours employment land, agricultural land and is opposite residential development. Footpaths could be improved as part of a scheme. There is a mature hedge at the boundary. The site slopes down towards the south and east. A small part of the site is undeveloped allocated employment land. Site is too large in scale.</p>	The site is an agricultural field to the east of Hunstanton adjacent to the A149. Development would result in the loss of grade 3 agricultural land. It is sited near to the Grade II* Smithdon High School to the north and the scheduled remains of St Andrew's Chapel to the south-east. Additionally the Area of Outstanding Natural Beauty is defined to the east of the site and therefore the impact on heritage and landscape & amenity depends on how the scheme is implemented. The site is intensively farmed and there is limited vegetation on the field boundaries however further investigation would be required to confirm any ecological issues. Local highway improvements would be required including a crossing point for the A149 and extension to the 30mph limit, depending upon the growth allocation. Subject to safe access and local highway improvements the highway authority would not object if this site were to be included in the plan.	1

Site Ref	Availability			Achievability		Deliverable/Developable						
	Proposed use (owner/agent)	Availability	Accept/reject	Market assessment	cost assessment	Gross area	Net area	0-5 years	6-10 years	11-15 years	Notes	Total
834	Development	Site proposed by Hunstanton Civic Society. Landowner has confirmed site is available and promoted the land using two agencies - exact boundary is outlined by 759/997/603.	1	M	L	4.9					Figure already counted - see site 997	0
838	Comprehensive redevelopment including parking	Site submitted by Hunstanton Civic Society. Landowner has confirmed availability for development. Potential for higher density development with ground floor commercial.	1	M	M	0.5			32			32
841	Redevelopment	Site submitted by Hunstanton Town Council. Landowner has confirmed availability for development.	1	M	M	0.2					Figure already counted - see site 838	0
843	Retail	Site proposed by Hunstanton Town Council. Site owner (BCKLWN) has confirmed site may be available for development, part of the site is being considered for mixed use, therefore figures have been adjusted accordingly.	1	M	M							0
845	development	Site proposed by Hunstanton Civic Society.	1	M	L	0.58	0.52				Site is outside of the development boundary. It could come forward as a potential housing site after the current plan period, 2026.	18
846	Private residential and Park & Ride	Hunstanton Town Council have submitted a larger piece of land than the land owner intends to release. The site in its entirety is unavailable, however part of the site is available (see 833)	1	M	M	15					Figure already counted - see site 833	0

Site Ref	Basic site information						Suitability Stage 1															summary of constraints	Can constraints be overcome?	Accept/reject
	Parish	Town/Village	CS02 Designation	Current or last known land use	Brownfield/Greenfield	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens				
851	Hunstanton	Hunstanton	MT	Agricultural	G	Land to the East of Cromer Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	Part of site potentially suitable.	1
997	Hunstanton	Hunstanton	MT	Vacant/ Agricultural	G	Land Adjoining Heacham Manor Golf Course, Manor Farm, Hunstanton Road,	+	+	+	+/-	+/-	+	+	+	+	+	+	+	+	+	+	Part of the site within 25m of existing settlement boundary. Small part of site within tidal flood zones 2 and 3.	Portion of site not at risk of flooding suitable for further assessment.	1
1081	Hunstanton	Hunstanton	MT	Vacant/Agricultural	G	Land South of Alexandra Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Entire site within settlement boundary.	N/A	1
1116	Hunstanton	Hunstanton	MT	Vacant/Agricultural	G	King's Lynn Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Entire site within settlement boundary.	N/A	1
HUN 21	Hunstanton	Hunstanton	MT		G	Park Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Entire site within settlement boundary.	N/A	1

Suitability Stage 2																							
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Slope	Historic environment	Impact on highways	Major utilities	Environmental designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Loss of community facilities/open space	Amenity	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
851	+/-	-	+	+	+	+/-	+	+	+	+/-	+/-	+	+	+	+	+/-	+	+	+	-	Site 851 (and 828) is a greenfield site and is Grade 3 agricultural land. The site is situated alongside the A149, adjacent to school playing fields, allotments and agricultural land, and is opposite established residential uses. The site is relatively distant from the town centre, but is close to the school and some services. There are mature hedges at the boundaries. Development could have a negative impact on the landscape. Access may be an issue. The site is too large in scale.	The site forms part of a large agricultural field to the east of Hunstanton adjacent to the A149. Development would result in the loss of grade 3 agricultural land. The impact on heritage is dependent on implementation as the site contains Historic Environment Records relating to a find spot for a neolithic artefact and post-Medieval features and development could impact on the setting of Old Hunstanton Conservation Area is situated to the north and Hunstanton Hall to the east (a Grade II registered park) if this is not mitigated by design. The Area of Outstanding Natural Beauty is defined to the east of the site and therefore the impact on landscape & amenity depends on how the scheme is implemented. This is the same for all options to the east of Hunstanton. The site is intensively farmed and there is limited vegetation on the field boundaries however further investigation would be required to confirm any ecological issues. Local highway improvements would be required including a crossing point for the A149 and extension to the 30mph limit. Subject to safe access and local highway improvements the highway authority would not object if this site were to be included in the plan	1
997	+/-	-	+	+/-	+	+/-	+	+	+/-	+/-	+/-	+	+	+	+/-	+/-	+	+	+	+/-	Site 997 (and 834, 759, 603, 845) is located to the south of the town in the countryside. It is located next to the A149, and surrounded by a golf course and residential uses as well as the road. The site currently has some trees and scrubland, could be biodiversity. It is barely within walking distance to Tesco's or town centre. It will also have an impact on landscape on entrance to the town. There may be access issues off main road. Risk of flooding on small part of the site. Site is too large in scale.	This site is located at the southern extent of Hunstanton surrounded to the west by a golf course, to the north by a residential estate, to the east by the A149 and agricultural fields beyond and to the south by undeveloped land north of Hunstanton Road. Whilst the site is not presently cultivated, development would result in the loss of grade 3 agricultural land. The topography of the site rises from a low point in the south eastern corner to higher ground on the northern boundary of the site. This enables the site to be visible on the approach to Hunstanton from the south and therefore the impact on landscape & amenity depends on how any scheme were implemented in terms of screening options, layout and design of development. The site is within an area of archaeological interest and therefore further investigations would be required. An Ecological Appraisal indicates no insurmountable barrier to development of the site but also provides recommendations for further research and mitigation. Latest proposals suggest some land may be left undeveloped and enhanced for ecological and recreational benefit. The principle of access has been established. The Inspectors report for the examination of the Core Strategy which identified land to the south of Hunstanton as a potential option for growth.	1
1081	+	-	+	+	+	+	+	+	+	+/-	+	+	+	+	+	+	+	+	+	+	Site 1081 (and 39) is a greenfield site adjacent to a supermarket within the town centre. It is within walking/cycling distance to facilities and services. Some mature trees border the site. Potential impact on biodiversity. Site is in a slightly elevated position.	Screening to the west of the site may be required due to the change in gradient. Ecology report may be requested along with a tree survey.	1
1116	+	-	+	+	+	+/-	+	+	+	+/-	+/-	+	+	+	+	+	+	+	-	+	Site 1116 is a greenfield agricultural site. The site is alongside the A149 road and is adjacent to employment land and agricultural land. Access is an issue. There is a mature hedge at the boundary. Development would result in a loss of allocated employment land. Potential biodiversity issues.	It is currently allocated in the Local Plan for employment use, and is indicated in the Core Strategy as a continued direction for employment growth in the town. An allocation on this site should also be considered against sites 833 and 846 for larger schemes/ mixed use schemes. Screening may be required particularly to the east and south of the site. Ecology report may be required. Adequate access onto the highway network would be required as would extension to the footway network. A crossing facility for the A149 would also be required, and depending upon the growth allocation, extension of the 30pmh zone.	1
HUN 21	+	-	+	+	-	+/-	+	+	+	+/-	+/-	+	+	+	+	+	+	+	+	+	Site HUN 21 is an enclosed residential garden. Surrounding uses are residential. The site is within a conservation area, and development of the site would result in the loss of an attractive high boundary wall. There are some mature trees within the site and on the boundary. The site is within walking distance of services and facilities. Good town centre location, but local network constraints.	There is potential to accommodate further frontage development on the site if there is no adverse impact on the Conservation Area. Any development would need to demonstrate appropriate mitigation of road safety concerns at the Sandringham Road / Park Road junction, at which there have been 4 serious casualties in the last 3 years	1

Site Ref	Availability			Achievability		Deliverable/Developable						
	Proposed use (owner/agent)	Availability	Accept/reject	Market assessment	cost assessment	Gross area	Net area	0-5 years	6-10 years	11-15 years	Notes	Total
851	Residential	Hunstanton Town Council have submitted a larger piece of land than the land owner intends to release. The site in its entirety is unavailable, however part of the site is available (see 828)	1	M	M	14.7					Figure already counted - see site 828	0
997	Housing, up to 35 dph	Site proposed by agent on behalf of landowner therefore considered to be available.	1	M	L	11.2					Site allocated within the SAD as F2.4	0
1081	Development	Landowner has confirmed that this site is available for development.	1	M	L	1.1					Figure already counted - see site 39	0
1116	Employment	Site allocated in Local Plan for employment use but not yet developed. Site recently proposed by Hunstanton Town Council as part of a larger site incorporating site 833/846 for 'social and private residential development'. Landowner has confirmed site is available, potential to negotiate land use.	1	M	M	0.7					Figure already counted - see site 833	0
HUN 21	Housing/mixed use 10 min - 20 max in 0-5 years, 40 min to 60 max in 6-10 years	Landowner has submitted site for consideration therefore site considered available.	1	M	L	0.5			17			17

Basic site information							Suitability Stage 1																
Site Ref	Parish	Town/Village	CS02 Designation	Current or last known land use	Brownfield/Greenfield	Site Description	within 25m of settlement boundary	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome?	Accept/reject
HUN 42	Hunstanton	Hunstanton	MT		B	Church Street	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Entire site within settlement boundary.	N/A	1

Suitability Stage 2																							
Site Ref	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Shape	Historic environment	Impact on highways	Major utilities	Environmental designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Loss of community facilities/open space	Amenity	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment	Agricultural land	Summary of constraints	Can constraints be overcome	Accept/reject
HUN 42	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	-	+	<p>Site HUN 42 is currently a commercial printers in the town centre, and is close to services and facilities. The site is adjacent to residential development. There may be issues with residents parking but access is adequate. Redevelopment would result in a loss of employment land.</p>	<p>The site is currently in use as a small business premises. The site is within the built environment, therefore it does not require allocation to come forward. It is potentially suitable for mixed-use or residential development in the case that the site is no longer viable for employment uses.</p>	1

Site Ref	Availability			Achievability		Deliverable/Developable						
	Proposed use (owner/agent)	Availability	Acc ept/r eject	Market assessment	cost assessment	Gross area	Net area	0-5 years	6-10 years	11-15 years	Notes	Total
HUN 42	Housing - 12 min-16 max	Landowner has submitted site for consideration therefore site considered available.	1	M	M	0.2			7			7