

**Borough Council of King's and West Norfolk  
Local Plan Review (2016 – 2036):**

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

**Appendix 3: Summary Appraisal of Sites Proposed for Employment  
Use 2019/20**

HELAA Ref	Site Ref	Settlement	Address	Proposed Use	Size (Ha)	HELAA Constraints/ Impacts	Assessed as Housing	At Employment Growth Location	Already Allocated	Potentially Suitable for Employment Allocation	Notes
2H036	29-04-20192654	King's Lynn (West Lynn)	West Lynn MF Transmitting Station Clenchwarton Road	Employment Land	1.97	None identified for employment uses	No	Yes	No	Yes	Could be suitable for employment use
2H038	11-04-20191015	King's Lynn	Land off Estuary Road, North Lynn	The site has been proposed for B1, B2 and B8 employment uses, as an extension to Riverside Industrial Estate	2.8	None identified for employment uses	No	Yes	No	Yes	Already assessed as H525 25-11-20165672
2H039	26-04-20199830	King's Lynn (West Lynn)	The Oaks, Clenchwarton Road	Employment Land / Housing	1.58	None identified for employment uses	Yes – Not Suitable	Yes	No	Yes	Could be suitable for employment use but not housing